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Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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October 14, 2015

To: Supervisor Michael D. Antonovich, Mayor
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe

From: Sachi A. Hamai
Chief Executive Officer

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

PHASE II BUILDING CONDITION ASSESSMENTS AND ASSET MANAGEMENT DATABASE (ITEM NO.10, AGENDA OF AUGUST 12, 2014)

This is to report the status and progress of the Phase II Deferred Maintenance Building Condition Assessments and Asset Management Database (Project) for the third quarter of 2015.

As of September 30, 2015, AECOM Technical Services Inc. (AECOM) has assessed the condition of 5,073,362 square feet over 347 structures and buildings, which equates to 21 percent of the area included in the agreement. 4.5 million square feet of that total were assessed in the current performance period of June through September 2015, which included facilities operated by the Board of Supervisors, Chief Executive Office (CEO), District Attorney, Children and Family Services, Fire, Mental Health, Probation, Public Health, Public Social Services, and Registrar-Recorder/County Clerk. The increase in the rate of assessed square feet during this period is due to the size and types of the buildings assessed, the increase in the number of field assessment teams starting in May, and the experience AECOM has gained since the inception of the Project. To support the rate of assessments, Internal Services Department (ISD) has allocated additional personnel to coordinate facility access and support field activities.

Assessment Schedule/Scope

In addition to anticipated events and progress of the Project during this performance period, several issues were resolved regarding the schedule and scope of work of the Project. The time between pre-survey interviews and field surveys was increased from one week to two weeks, to provide sufficient time to coordinate team schedules and to accommodate any significant variations in the actual number of structures and square

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feet. As reported in June 2015, AECOM and the CEO continue to document the net amount of variances in actual and documented facilities data, to address undocumented structures, to make minor changes in services and deliverables, and to establish a contingency to fund services for undocumented and underestimated structures. In addition, the Board authorized an amendment to the contract to include the assessment of the former MLK-MACC in July 2015.

Database Management and Reporting

Activities to build projects from the various deficiencies identified during assessments and the development of related project reports began in June 2015. In contrast to the deficiency reports, which report the replacement or repair value of a deficient piece of equipment or deteriorated system condition, the Project reports bundle all associated actions and costs to address the deficiencies. Other developments include improvements in calculating system replacement schedules by incorporating information about various regional conditions and their impact on the systems; and improving the flexibility of queries, i.e., increasing the menu of filters and parameters when printing reports. In addition, the CEO requested that AECOM include an ongoing cumulative value of building deficiencies identified to date in its monthly progress reports. As of September 2015, the cumulative total value of deficiencies identified and incorporated into projects approved by AECOM's Quality Assurance/Quality Control teams and costed is \$5.06 million, which represents approximately 70 buildings totaling 270,000 gross square feet.

Since the implementation of the Project, several potential opportunities to access and/or exchange existing data in County systems and the data being gathered as part of the Project have been proposed. Access to geographic data granted to AECOM by the Chief Information Office is greatly benefiting AECOM's coordination and staging of field assessments. Other beneficial data exchanges to keep information current include department systems, such as ISD's maintenance work order system Facilities Asset Management Information System (FAMIS) and CEO Real Estate Division's asset information system, CAMPS. To avoid prematurely documenting system functionality before all functions have been vetted, developed, and incorporated, technical coordination for the transfer of the Asset Management Database (AMD) were paused in August 2015. Discussions and demonstrations with and by the respective system project teams are planned for the month of October to explore the feasibility of an exchange of the aforementioned facility information data, including current proprietorship and area of undocumented buildings and space allocation between the AMD and recently implemented CAMPS system.

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For your reference, attached are Monthly Progress Reports for June through September 2015 (Attachments A-1 through A-4).

If you have any questions, please contact Brad Bolger at (213) 974-1360 or email at bbolger@ceo.lacounty.gov.

SAH:TT:BMB
RB:CY:zu

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Internal Services



County of Los Angeles

Deferred Maintenance Program Services Monthly Progress Report - June 2015

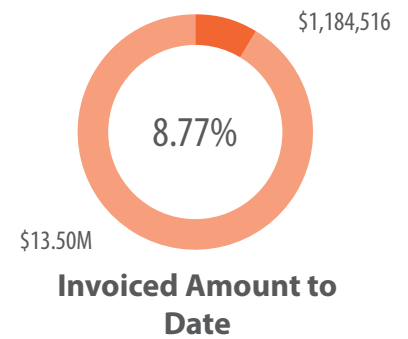
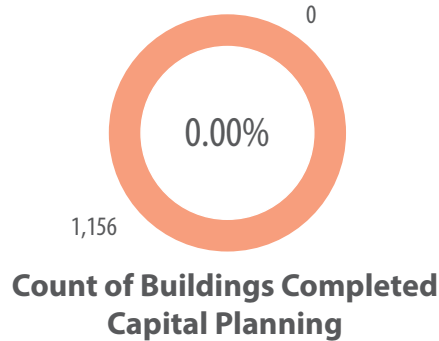
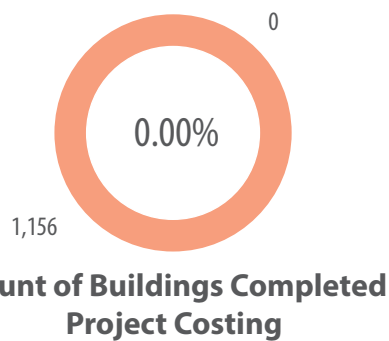
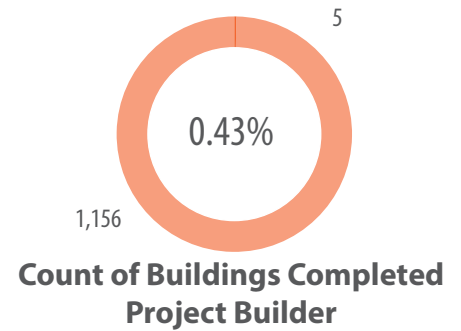
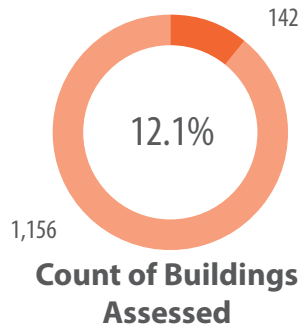
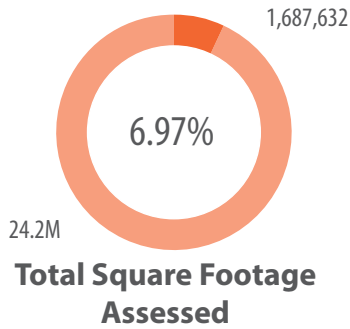


Report Contents

1. Overall Project Snapshot
2. Executive Summary - June 2015
3. Monthly Details - June 2015
4. Issues and Resolutions
5. Next Month's Schedule Outlook

Overall Project Snapshot

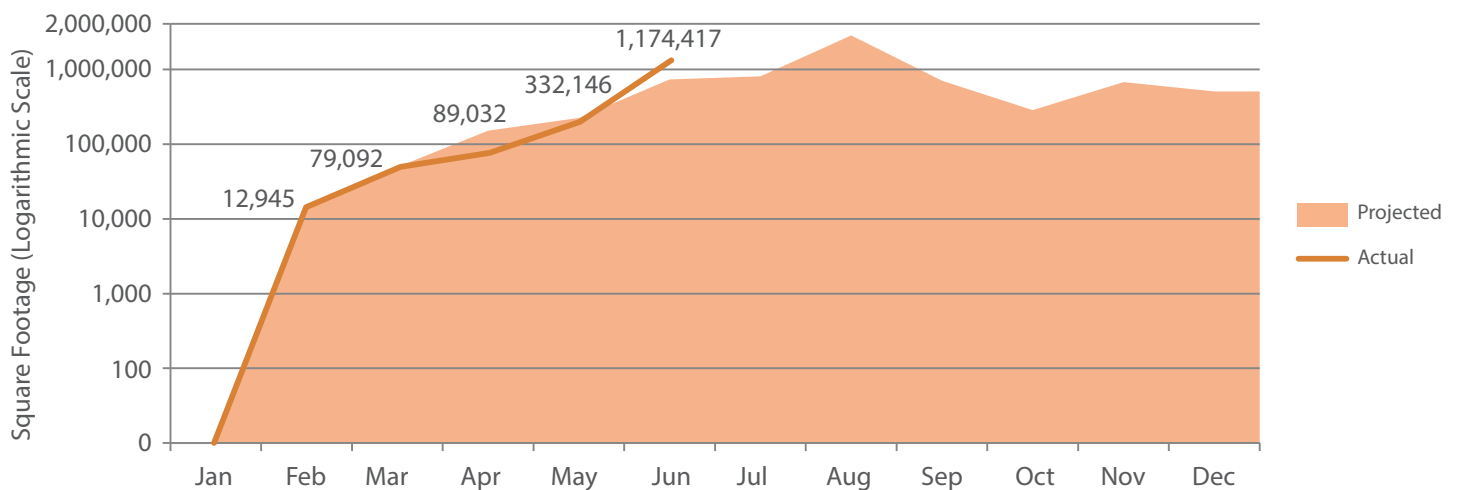
Contract Start Date: 17 October 2014
 Estimated Completion Date: 16 October 2017
 Contract End Date: 16 October 2017
 Contract Value: \$13,500,115



Current Status of County Buildings within All Project Phases

1) Staging:	867	4) Preliminary Analysis:	35	7) Project Costing:	5
2) Pre-Assessment:	66	5) Deficiency Costing:	26	8) Project Approval:	0
3) Assessment:	2	6) Project Building:	73	9) Capital Planning:	0

Assessment Progress Tracking



Executive Summary - June 2015

June was a successful month in terms of square footage assessed, breaking one million square feet for the first time. This was the result of having four concurrent assessment teams mobilized for the entire month, as well as successful scheduling and coordination with county departments. During this month, eight County departments were assessed. Another key event during June was the commencement of Project Builder activities, which bundles corrective building actions into logical groupings, and adds additional supporting construction actions and costs.

Monthly Statistics - June 2015

Square Feet Assessed

Last Month:	332,146
This Month:	1,174,417
Next Month (Projected):	851,404

Count of Buildings Assessed

Last Month:	19
This Month:	38
Next Month (Projected):	34

Dollars Invoiced

Last Month:	\$167,196
This Month:	\$390,259

No. Departments Assessed

Last Month:	5
This Month:	8
Next Month (Projected):	3

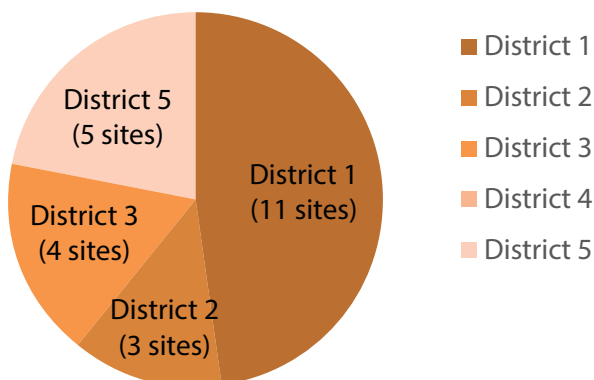
Monthly Report – June 2015

Compared to May, the number of buildings visited in June increased by 90% to 36. Likewise, the amount of square footage increased 350% to approximately 1.2 million square feet. Much of this increase in productivity is attributed to the largest average building size for any month thus far. The average building size in June was nearly 33,000 square feet—doubling the average for the month of May. In total, more square footage was assessed in June than the previous months combined.

Quantity of Buildings Assessed per Building Type - June 2015

During the month of June, the building types assessed were fire stations, office (admin) buildings, health centers, dormitories, recreational buildings, maintenance buildings and an emergency operations center.

Quantity of Sites Assessed per District - June 2015



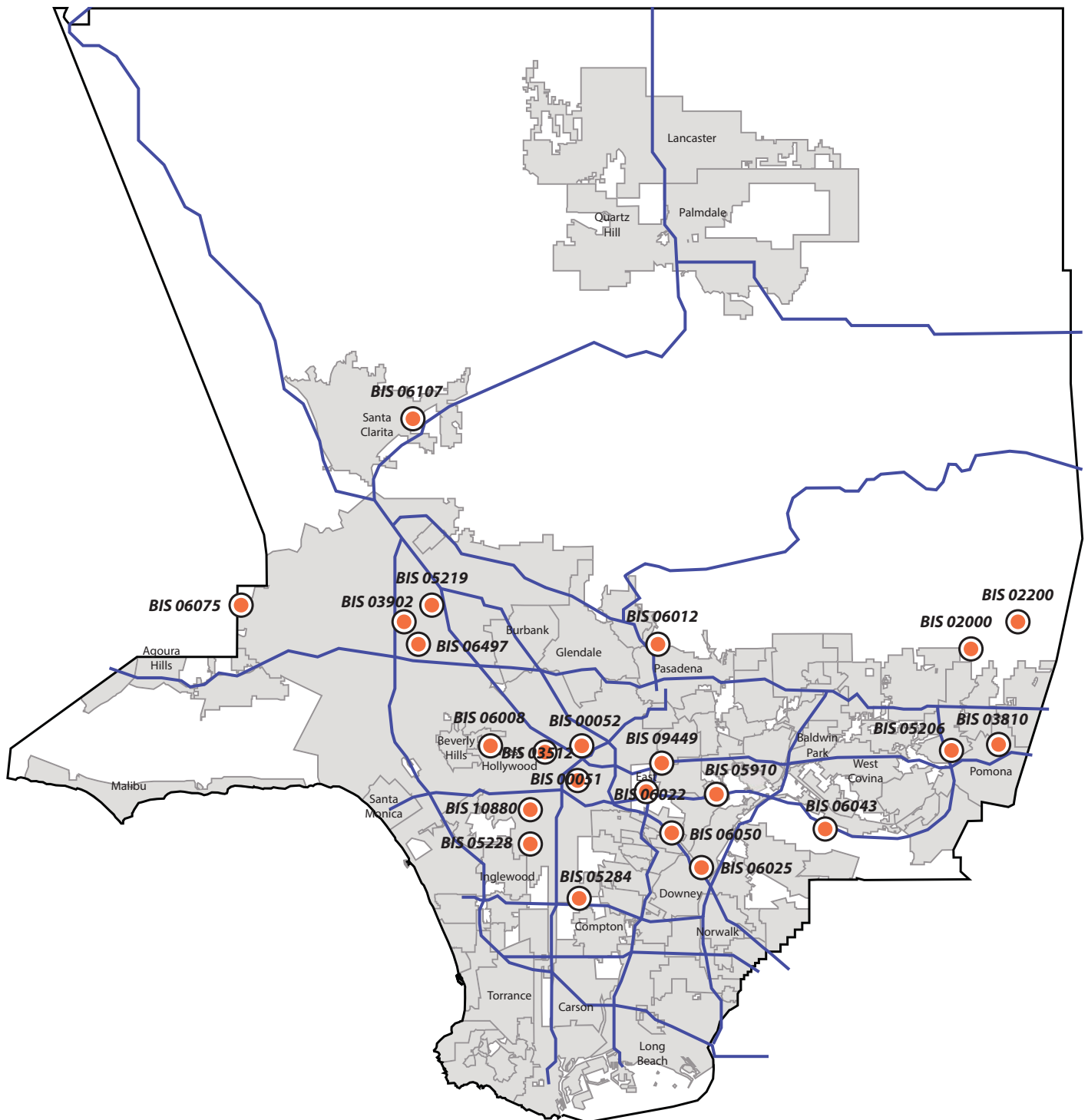
Monthly Key Statistics - June 2015

Total GSF:	1,174,417
Total Building Count:	38
Quantity of Departments:	8
Quantity of Deficiencies:	685
Quantity of Bar Codes:	881
Dollars Invoiced:	\$390,259
Percent Completed:	2.89%

List of Assessed Sites - June 2015

Site Sequence	Date	Department	BIS	Site Name	LACO	GSF	Deficiency Quantity	Barcode Quantity
1	6/1/2015	Mental Health	03512	Mental Health Le Sage Complex Tower	X550	171,651	84	86
2	6/1/2015	Probation	03902	East San Fernando Valley Area Office	4705	15,825	15	Follow-up visit req'd
3	6/1/2015	Public Social Services	05206	Pomona WS District Office	D602	54,265	15	44
4	6/2/2015	FireDept.	06012	Fire Station 12	3463	2,496	25	8
5	6/2/2015	FireDept.	06025	Fire Station 25	4746	2,848	12	8
6	6/3/2015	Probation	02200	Camp Afflerbaugh	3179, 4388, 4389, 4390, 4391, 4392, 4394	46,140	In prelim. analysis	In prelim. analysis
7	6/3/2015	Public Social Services	05219	East Valley District Office	D310	96,360	35	45
8	6/4/2015	FireDept.	06022	Fire Station 22	X247	2,355	20	8
9	6/4/2015	FireDept.	06050	Fire Station 50	X245	3,310	25	11
10	6/4/2015	Probation	02000	Camp Paige	4383, 4384, 4385, 4386	24,067	In prelim. analysis	In prelim. analysis
11	6/15/2015	Public Health	03810	Pomona Public Health Center	5307	15,980	55	36
12	6/15/2015	Public Social Services	10880	The Adams & Grand Building	6518	215,439	79	126
13	6/16/2015	Chief Executive Office	09449	Emergency Operations Center	X205, X249	36,000	26	181
14	6/16/2015	FireDept.	06008	Fire Station 8	3440	8,843	26	28
15	6/16/2015	FireDept.	06043	Fire Station 43	5156	5,571	21	19
16	6/17/2015	Public Health	00051	Central District Public Health Center	5546	60,924	38	58
17	6/18/2015	FireDept.	06075	Fire Station 75	A385	2,000	21	11
18	6/18/2015	FireDept.	06107	Fire Station 107	4691	3,892	40	17
19	6/19/2015	Public Social Services	05284	South Central District Office	5721	51,991	34	64
20	6/29/2015	FireDept.	05910	Fire Admin HQ	3452, Y744, T557, 3704	53,828	58	77
21	6/29/2015	Public Social Services	00052	Central Public Health Center	5456	221,359	Still assessing	Still assessing
22	6/29/2015	Public Social Services	05228	Exposition Park Building	Y150	66,484	37	31
23	6/30/2015	Registrar-Recorder	06497	Van Nuys Admin Center	5273	9,849	19	23
Totals					38 bldgs.	1,174,417	685	881

Map of Assessed Sites - June 2015



Schedule Adjustments - June 2015

There were slight scheduling adjustments during the month of June. The first centered on the assessment of the County's Emergency Operations Center, which had special access requirements. The field teams completed their tasks on time.

Another slight change was the assessment of the Fire Administration Headquarters. The original schedule was amended to include all the buildings on site, rather than exclusively the administrative building. The second half of this assessment will occur in July.

Specific sites, originally scheduled during July, that were complex from an occupancy perspective were deferred until later, as directed by the CEO: the Central Arraignment Court, Valencia Civic Center and West Covina Health Center.

List of Key Project Events during June 2015

06/01/2015 - Survey Mental Health HQ (1 of 3), DPSS Pomona, and Probation East San Fernando Valley office

06/02/2015 - Survey FS 12 and FS 25

06/03/2015 - Survey Mental Health HQ (2 of 3), DPSS Lanark (1 of 2), Camp Afflerbaugh/Paige

06/03/2015 - Data coordination conference call with ISD IT group

06/04/2015 - Survey Camp Afflerbaugh/Paige, FS 22 and FS 50

06/04/2015 - Project web portal demonstration (QA workflow) with ISD

06/05/2015 - Survey Mental Health HQ (3 of 3), DPSS Lanark (2 of 2)

06/08/2015 - Pre-survey Pomona Health Center Pre-survey DPSS Metro Family (1,2 of 4)

06/09/2015 - Pre-Survey Emergency Operations Center (1 of 2), Pre-survey FS 8 and FS 43

06/10/2015 - Pre-survey DHS Admin Building (LACO 5456) Team B: Pre-survey DPSS Metro Family (3,4 of 4)

06/11/2015 - Pre-Survey Emergency Operations Center (2 of 2), Pre-survey FS 107 and FS 75

06/11/2015 - Bi-weekly call

06/15/2015 - Survey Pomona Health Center, Survey DPSS Metro Family (1 of 4)

06/15/2015 - Memo issued to field teams about guidance for text for building system summaries

06/16/2015 - Survey DPSS Metro Family (2 of 4), Survey Emergency Operations Center(1 of 2), Survey FS 8 and FS 43

06/17/2015 - Survey Comm. Health Services Administration and DPSS Metro Family (3 of 4)

06/17/2015 - Received ISD IT existing operating system framework

06/18/2015 - Survey DPSS Metro Family (4 of 4), Emergency Operations Center (2 of 2), Survey FS 107 and Survey FS 75

06/19/2015 - Survey DPSS South Central

06/22/2015 - Pre-survey DHS Admin (1 of 4) and Probation Placement Srvcs (1 of 2)

06/22/2015 - Central arraignment court tentatively removed from schedule (6/6 and 6/13)

06/23/2015 - Pre-Survey Van Nuys Admin Center, Probation Srvcs (2 of 2), and Klinger Fire Department HQ Admin (1 of 2)

06/24/2015 - Pre-survey DHS Admin (2 of 4), and Klinger Fire Department HQ Admin (2 of 2)

06/25/2015 - Pre-survey DHS Admin (3 of 4), Survey Klinger Fire Department HQ Admin (1 of 2)

06/25/2015 - Bi-weekly call

06/25/2015 - CEO directs AECOM to remove Valencia Civic Center from schedule

06/26/2015 - Pre-survey DHS Admin (4 of 4)

06/29/2015 - Survey DHS Admin (1 of 4), Survey Probation Srvcs (1 of 2)

06/29/2015 - BIS 03927 West Covina Health Center pre-assessment (originally 7/1) is cancelled per CEO direction

06/30/2015 - Team A: Survey DHS Admin (2 of 4), Van Nuys Admin Center and Probation Srvcs (2 of 2)

Project Issues and Resolutions

Previously the schedule allotted one-week between commencing the pre-survey and starting the full survey of each facility to coordinate assessment documentation and loading site data into the web database. In certain cases where undocumented buildings were found, this timeframe was found to be too brief to coordinate and adjust the field teams' assessment schedule, and confirm with the CEO that undocumented buildings should be added to the assessment list. Therefore, starting in July, the schedule has been readjusted to create a two-week coordination period. This will allow the county ample time to decide whether certain buildings should be assessed, as well as allow the field teams to adjust staffing requirements with ample notice. This adjustment represents a net increase in assessment intensity for the months of July and August.

The East San Fernando Valley Probation Office was experiencing an upgrade of its mechanical systems during the initial building assessment, and therefore was not able to barcode certain equipment that was not yet installed. A follow-up visit will be scheduled upon completion of the mechanical upgrade.

Project Expectations for July 2015

The schedule for July has teams visiting a number of fire camps: Camp 13, Camp 19 and Challenger Youth Camp. Access to these sites have been coordinated. During the course of this program, suburban/rural sites tend to contain one or more undocumented buildings. The field teams will be prepared to process any undocumented buildings at this type of site. Additionally, the teams are expected to cover nearly as much square footage as the month of June because of a large average building size overall.

Anticipated Schedule Adjustments for July 2015

During July field teams will visit the Hall of Records and Hall of Administration, among the two largest buildings within the deferred maintenance program. Each of these buildings will be multi-day tasks for the field teams. The schedule has been calculated by assuming a standard rate of square footage per day. With the high number of small, subdivided rooms, the actual rate of assessment may be somewhat different. It is possible the teams may finish their tasks in fewer days. On the other hand, depending on the types of equipment encountered, the teams may need an additional day or two beyond what is currently scheduled. The teams will ensure CEO and ISD are kept informed of the progress throughout.

Anticipated Project Events during July 2015

07/01/2015 - A: Survey BIS: 00052, DHS Admin (3 of 4), Address: 313 N FIGUEROA ST, Los Angeles

C: Pre-survey BIS: 09086, Challenger Youth Camp (1,2 of 5), Address: 5300 W AVE I, Lancaster

D: Pre-survey BIS: 01230, Camp 19 (1, 2 of 4), Address: 22550 EAST FORK RD, Azusa

07/02/2015 - A: Survey BIS: 00052, DHS Admin (4 of 4), Address: 313 N FIGUEROA ST, Los Angeles

C: Pre-survey BIS: 09086, Challenger Youth Camp (3, 4 of 5), Address: 5300 W AVE I, Lancaster

D: Pre-survey BIS: 01230, Camp 19 (3, 4 of 4), Address: 22550 EAST FORK RD, Azusa

07/06/2015 - C: Pre-survey BIS: 09086, Challenger Youth Camp (5 of 5), Address: 5300 W AVE I, Lancaster

D: Pre-survey BIS: 01830, Fire Camp 13 (1 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/07/2015 - A: Pre-survey BIS: 00045, Hall of Records (1,2 of 6), Address: 320 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 04052, 04054, 04055, Probation Headquarters (1, 2 of 6), Address: 9150 E IMPERIAL HWY, Downey

D: Pre-survey BIS: 01830, Fire Camp 13 (2 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/08/2015 - A: Pre-survey BIS: 00045, Hall of Records (3,4 of 6), Address: 320 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 04052, 04054, 04055, Probation Headquarters (3,4 of 6), Address: 9150 E IMPERIAL HWY, Downey

D: Pre-survey BIS: 01830, Fire Camp 13 (3 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/09/2015 - Bi-weekly call, June Monthly Report due

07/09/2015 - A: Pre-survey BIS: 00045, Hall of Records (5,6 of 6), Address: 320 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 04052, 04054, 04055, Probation Headquarters (5,6 of 6), Address: 9150 E IMPERIAL HWY, Downey

07/13/2015 - A: Survey BIS: 00045, Hall of Records (1 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (1 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01230, Camp 19 (1 of 4), Address: 22550 EAST FORK RD, Azusa

07/14/2015 - A: Survey BIS: 00045, Hall of Records (2 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (2 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01230, Camp 19 (2 of 4), Address: 22550 EAST FORK RD, Azusa

07/15/2015 - D: Survey BIS: 01230, Camp 19 (3 of 4), Address: 22550 EAST FORK RD, Azusa

07/16/2015 - A: Survey BIS: 00045, Hall of Records (3 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (3 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01230, Camp 19 (4 of 4), Address: 22550 EAST FORK RD, Azusa

07/20/2015 - A: Survey BIS: 00045, Hall of Records (4 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (4 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01830, Fire Camp 13 (1 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/21/2015 - A: Survey BIS: 00045, Hall of Records (5 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (5 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01830, Fire Camp 13 (2 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/22/2015 - A: Survey BIS: 00045, Hall of Records (6 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 D: Survey BIS: 01830, Fire Camp 13 (3 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/23/2015 - D: Survey BIS: 05910, Klinger Admin. (FD) (2 of 2), Address: 1320 N EASTERN AVE, Los Angeles

07/23/2015 - Bi-weekly call

07/27/2015 - A: Pre-survey BIS: 00039, Hall of Admin (1,2 of 12) , Address: 500 W TEMPLE ST, Los Angeles
 D: Pre-survey BIS: 06073, Fire Station 73, Address: 24875 SAN FERNANDO RD, Santa Clarita
 D: Pre-survey BIS: 06123, Fire Station 123, Address: 26321 N SAND CANYON RD, Santa Clarita

07/28/2015 - A: Pre-survey BIS: 00039, Hall of Admin (3,4 of 12) , Address: 500 W TEMPLE ST, Los Angeles
 C: Pre-survey BIS: 00480 Central Juvenile Hall & Court (1,2 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Pre-survey BIS: 06066, Fire Station 66, Address: 2764 E EATON CANYON DR, Pasadena
 D: Pre-survey BIS: 06074, Fire Station 74, Address: 12587 DEXTER PARK RD, San Fernando
 D: Pre-survey BIS: 06085, Fire Station 85, Address: 650 E GLADSTONE ST, Glendora

07/29/2015 - A: Pre-survey BIS: 00039, Hall of Admin (5,6 of 12) , Address: 500 W TEMPLE ST, Los Angeles
 B: Pre-survey BIS: 06102, Fire Station 102, Address: 2040 SUMNER AVE, Claremont
 B: Pre-survey BIS: 06146, Fire Station 146, Address: 20604 E LOYALTON DR, Walnut
 C: Pre-survey BIS: 00480 Central Juvenile Hall & Court (3,4 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Pre-survey BIS: 06076, Fire Station 76, Address: 27223 HENRY MAYO DR, Valencia
 D: Pre-survey BIS: 06126, Fire Station 126, Address: 26320 CITRUS ST, Santa Clarita
 D: Pre-survey BIS: 06132, Fire Station 132, Address: 29310 SAND CANYON RD, Santa Clarita

07/30/2015 - A: Pre-survey BIS: 00039, Hall of Admin (7,8 of 12) , Address: 500 W TEMPLE ST, Los Angeles
 B: Pre-survey BIS: 06103, Fire Station 103, Address: 7300 S PARAMOUNT BLVD, Pico Rivera
 B: Pre-survey BIS: 06165, Fire Station 165, Address: 3255 SATURN AVE, Huntington Park
 C: Pre-survey BIS: 00480 Central Juvenile Hall & Court (5,6 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Pre-survey BIS: 06081, Fire Station 81, Address: 8710 SIERRA HWY, Agua Dulce
 D: Pre-survey BIS: 06149, Fire Station 149, Address: 31770 RIDGE ROUTE RD, Castaic
 D: Pre-survey BIS: 05954, Fire Saugus Forestry Unit, Address: 28750 N BOUQUET CANYON RD, Saugus



County of Los Angeles

Deferred Maintenance Program Services Monthly Progress Report - July 2015

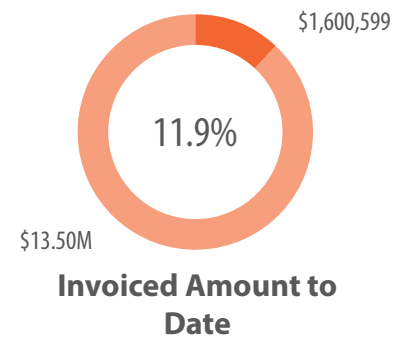
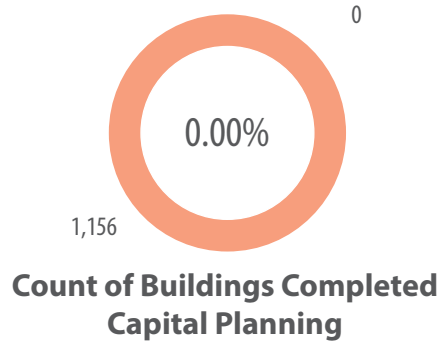
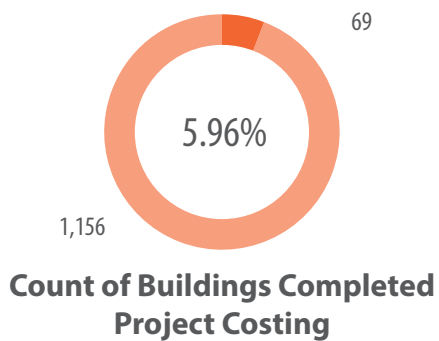
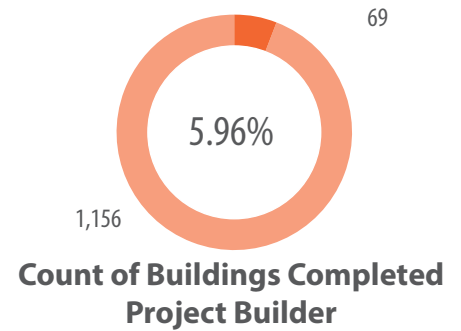
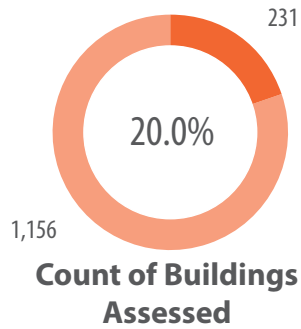
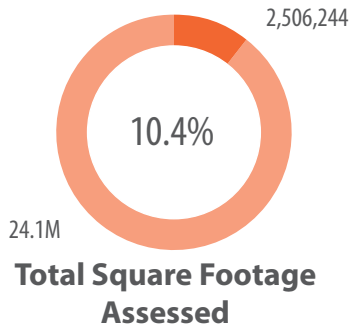


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Overall Project Snapshot

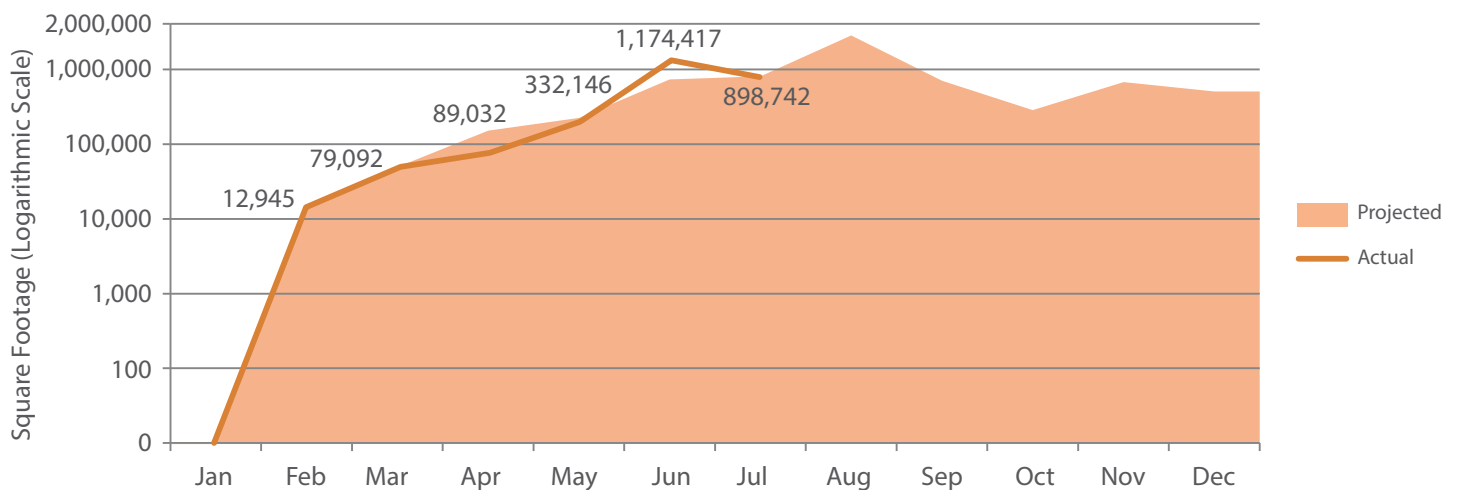
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 Estimated Completion Date: 16 October 2017
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 Contract Value: \$13,500,115



Current Status of County Buildings within All Project Phases

1) Staging:	794	4) Preliminary Analysis:	95	7) Project Costing:	0
2) Pre-Assessment:	79	5) Deficiency Costing:	21	8) Project Approval:	69
3) Assessment:	31	6) Project Building:	33	9) Capital Planning:	0

Assessment Progress Tracking



Executive Summary - July 2015

July was another successful month in terms of square footage assessed, at over 900,000 square feet. Large buildings, such as the Hall of Records were visited at the same time as rural, multi-building sites. This month is representative of the efficiency realized with effective inter-departmental coordination and the uninterrupted mobilization of four veteran assessment teams. Other key project activities included further development of user interfaces for Project Builder, Service Life Tracking for Building Systems and Capital Planning.

Monthly Statistics - July 2015

Square Feet Assessed

Last Month:	1,174,417
This Month:	898,742
Next Month (Projected):	1,700,000

Count of Buildings Assessed

Last Month:	38
This Month:	89
Next Month (Projected):	57

Dollars Invoiced

Last Month:	\$390,259
This Month:	\$416,084

No. Departments Assessed

Last Month:	8
This Month:	4
Next Month (Projected):	3

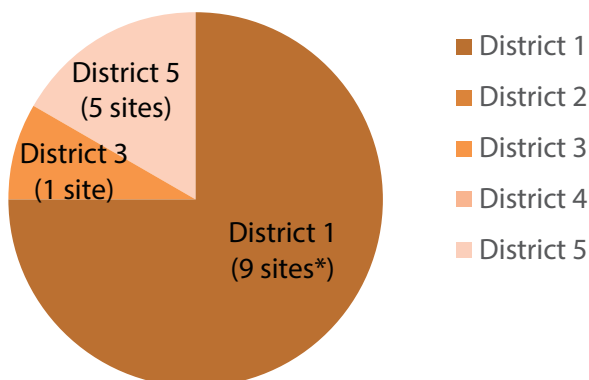
Monthly Report – July 2015

The month of June was the most intense month of assessments thus far with 89 buildings being assessed, nearly a 250% increase over the previous month. The majority of buildings during June were relatively small structures found on rural campuses. However, the bulk of the square footage was from the Hall of Records, which alone comprised almost half of the monthly square footage. Overall, the average building size this month was just over 10,000 square feet. The Hall of Records presented somewhat of a challenge in terms of access, due to the eclectic variety of departmental occupancy. Nevertheless, this assessment was completed on time thanks to ISD coordination.

Quantity of Buildings Assessed per Building Type - July 2015

During the month of July, the building types assessed were fire stations, supporting mechanical buildings and office buildings of varying size.

Quantity of Sites Assessed per District - July 2015



*8 of 9 "sites" as tracked by BIS are at Fire HQ

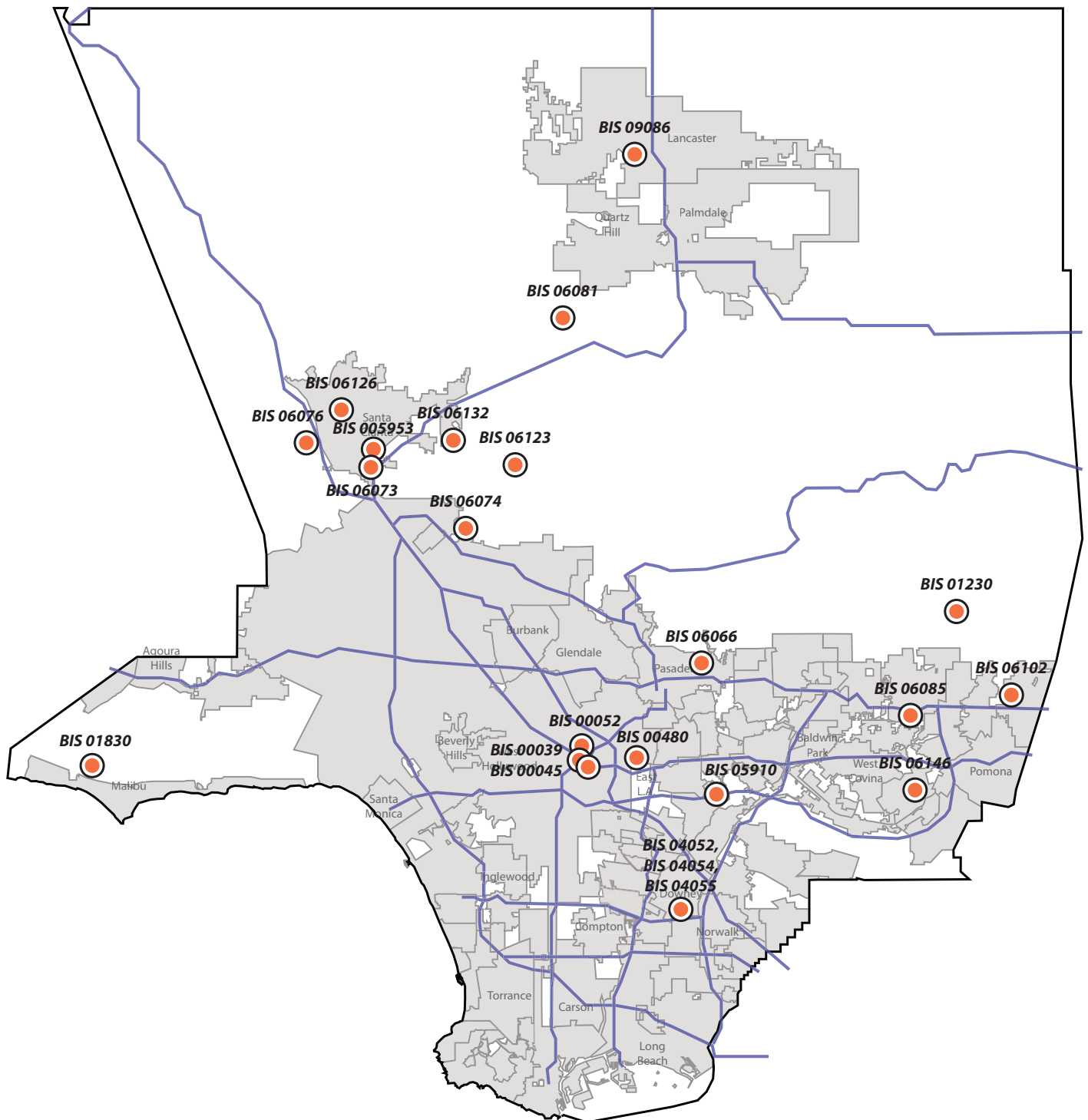
Monthly Key Statistics - July 2015

Total GSF:	898,742
Total Building Count:	89
Quantity of Departments:	4
Quantity of Deficiencies:	(uncalculated)
Quantity of Bar Codes:	(uncalculated)
Dollars Invoiced:	\$416,084
Percent Completed:	3.08%

List of Assessed Sites - July 2015

#	Date	Department	BIS	Site Name	LACO	GSF	Deficiency Quantity	Barcode Quantity
1	7/1/15	Public Social Services	10885	DPSS- Metro Special District Office	5353	115,242	(data audit)	(data audit)
2	7/13/15	DA Administration	00045	Hall of Records	0156	438,095	(data audit)	(data audit)
3	7/13/15	Fire Department	01230	Fire Camp 19	2932, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2932- 1, 2932-2, 2932-3, 2932-4, 2932-5, 2932-6, 2932-7, 2932-8, 2934-1	30,422	(data audit)	(data audit)
4	7/13/15	Probation	09086	Challenger Youth Center	5300, 5301, Y015, Y213, 5302, 5303, 5310, 5311, 5312, 5313, 5314, 5315, 5323, 5322, 5317, 5320, 5300-3	232,386	(data audit)	(data audit)
5	7/20/15	Fire Department	01830	Fire Camp 13	3568, 4965, X634, 3576, 3572, 3569, 3573, 3568-1, 3568-2, 3568-3, 3568-4, 3568-5, 3568-7, 3568-8, 3568-9, 3569-1, 3569-2, 3569-3, 3572-1, 3572-2, 3572-3, 3572-4, 3573-1, 3573-2, 3573-3, 3573-4, X634-1, 4965-1, 4965-3, 3576-1, 3576-3, 3576-4, 3576-6, 3576-8, 3576-9, 3576-11, 3576-15, 3576-16, 3576-17, 3576-18, 3576-19, 3576-20, 3576-21	38,936	(data audit)	(data audit)
6	7/23/15	Fire Department	00195	Fire Headquarters Communication Tower	6158	2,613	(data audit)	(data audit)
7	7/23/15	Fire Department	05912	Fire Cavity Shed	X013	226	(data audit)	(data audit)
8	7/23/15	Fire Department	05914	Fire Headquarters (FCCF)	X007, T594	33,440	(data audit)	(data audit)
9	7/23/15	Fire Department	05915	Water and Pressure Tanks	Y748, Y749, Y750	0	(data audit)	(data audit)
10	7/23/15	Fire Department	05916	Fire Combat Training Tower	Y746	3,047	(data audit)	(data audit)
11	7/23/15	Fire Department	05917	Fire Oil Storage and Compressor Building	Y747	316	(data audit)	(data audit)
12	7/23/15	Fire Department	05919	Fire Pumper Test and Storage Building	5289	4,019	(data audit)	(data audit)
Totals					89 bldgs.	898,742	--	--

Map of Sites Visited (Assessment and Pre-assessment) - July 2015



Schedule Adjustments - July 2015

There were slight scheduling adjustments during the month of July. The first centered on the West Covina Health Center. This building is physically located within a courthouse building, which is not within the scope of work. The County advised AECOM to postpone this assessment until the occupancy specifics can be ascertained. Next, the teams returned to the Fire Department Headquarters site to complete assessments that began in June. This adjustment was made for efficiency after this site was discovered to comprise eight BIS (site) numbers. At Camp 13 numerous buildings were discovered that were not included in the original scope for the project. The resulting extra buildings prompted the field team to remain on site longer than expected. Camp 19 encountered additional buildings as well. Finally, on July 31st the field teams did not assess Fire Station 149 due to additional out of scope buildings encountered earlier in the day at the site of the Saugus Fire Unit.

List of Key Project Events during July 2015

07/01/2015 - A: Survey BIS: 00052, DHS Admin (3 of 4), Address: 313 N FIGUEROA ST, Los Angeles
 C: Pre-survey BIS: 09086, Challenger Youth Camp (1,2 of 5), Address: 5300 W AVE I, Lancaster
 D: Pre-survey BIS: 01230, Camp 19 (1, 2 of 4), Address: 22550 EAST FORK RD, Azusa

07/02/2015 - A: Survey BIS: 00052, DHS Admin (4 of 4), Address: 313 N FIGUEROA ST, Los Angeles
 C: Pre-survey BIS: 09086, Challenger Youth Camp (3, 4 of 5), Address: 5300 W AVE I, Lancaster
 D: Pre-survey BIS: 01230, Camp 19 (3, 4 of 4), Address: 22550 EAST FORK RD, Azusa

07/06/2015 - C: Pre-survey BIS: 09086, Challenger Youth Camp (5 of 5), Address: 5300 W AVE I, Lancaster
 D: Pre-survey BIS: 01830, Fire Camp 13 (1 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/07/2015 - A: Pre-survey BIS: 00045, Hall of Records (1,2 of 6), Address: 320 W TEMPLE ST, Los Angeles
 C: Pre-survey BIS: 04052, 04054, 04055, Probation Headquarters (1, 2 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 01830, Fire Camp 13 (2 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/07/2015 - Pre-survey and survey dates for FS 132 updated

07/08/2015 - A: Pre-survey BIS: 00045, Hall of Records (3,4 of 6), Address: 320 W TEMPLE ST, Los Angeles
 C: Pre-survey BIS: 04052, 04054, 04055, Probation Headquarters (3,4 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 01830, Fire Camp 13 (3 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/09/2015 - A: Pre-survey BIS: 00045, Hall of Records (5,6 of 6), Address: 320 W TEMPLE ST, Los Angeles
 C: Pre-survey BIS: 04052, 04054, 04055, Probation Headquarters (5,6 of 6), Address: 9150 E IMPERIAL HWY, Downey

07/09/2015 - Bi-weekly call, June Monthly Report issued

07/13/2015 - A: Survey BIS: 00045, Hall of Records (1 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (1 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01230, Camp 19 (1 of 4), Address: 22550 EAST FORK RD, Azusa

07/14/2015 - A: Survey BIS: 00045, Hall of Records (2 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (2 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01230, Camp 19 (2 of 4), Address: 22550 EAST FORK RD, Azusa

07/15/2015 - D: Survey BIS: 01230, Camp 19 (3 of 4), Address: 22550 EAST FORK RD, Azusa

07/16/2015 - A: Survey BIS: 00045, Hall of Records (3 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (3 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01230, Camp 19 (4 of 4), Address: 22550 EAST FORK RD, Azusa

07/20/2015 - A: Survey BIS: 00045, Hall of Records (4 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (4 of 5), Address: 5300 W AVE I, Lancaster
 D: Survey BIS: 01830, Fire Camp 13 (1 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/21/2015 - A: Survey BIS: 00045, Hall of Records (5 of 6) , Address: 320 W TEMPLE ST, Los Angeles
 C: Survey BIS: 09086, Challenger Youth Camp (5 of 5), Address: 5300 W AVE I, Lancaster

List of Key Project Events during July 2015 (continued)

D: Survey BIS: 01830, Fire Camp 13 (2 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/22/2015 - A: Survey BIS: 00045, Hall of Records (6 of 6) , Address: 320 W TEMPLE ST, Los Angeles

D: Survey BIS: 01830, Fire Camp 13 (3 of 3), Address: 1250 S ENCINAL CANYON RD, Malibu

07/23/2015 - D: Survey BIS: 05910, Klinger Admin. (FD) (2 of 2), Address: 1320 N EASTERN AVE, Los Angeles

07/23/2015 - Bi-weekly call

07/24/2015 - Website walkthrough and service life strategy overview with CEO

07/27/2015 - A: Pre-survey BIS: 00039, Hall of Admin (1,2 of 12) , Address: 500 W TEMPLE ST, Los Angeles

D: Pre-survey BIS: 06073, Fire Station 73, Address: 24875 SAN FERNANDO RD, Santa Clarita

D: Pre-survey BIS: 06123, Fire Station 123, Address: 26321 N SAND CANYON RD, Santa Clarita

07/28/2015 - A: Pre-survey BIS: 00039, Hall of Admin (3,4 of 12) , Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00480 Central Juvenile Hall & Court (1,2 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

D: Pre-survey BIS: 06066, Fire Station 66, Address: 2764 E EATON CANYON DR, Pasadena

D: Pre-survey BIS: 06074, Fire Station 74, Address: 12587 DEXTER PARK RD, San Fernando

D: Pre-survey BIS: 06085, Fire Station 85, Address: 650 E GLADSTONE ST, Glendora

07/29/2015 - A: Pre-survey BIS: 00039, Hall of Admin (5,6 of 12) , Address: 500 W TEMPLE ST, Los Angeles

B: Pre-survey BIS: 06102, Fire Station 102, Address: 2040 SUMNER AVE, Claremont

B: Pre-survey BIS: 06146, Fire Station 146, Address: 20604 E LOYALTON DR, Walnut

C: Pre-survey BIS: 00480 Central Juvenile Hall & Court (3,4 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

D: Pre-survey BIS: 06076, Fire Station 76, Address: 27223 HENRY MAYO DR, Valencia

D: Pre-survey BIS: 06126, Fire Station 126, Address: 26320 CITRUS ST, Santa Clarita

D: Pre-survey BIS: 06132, Fire Station 132, Address: 29310 SAND CANYON RD, Santa Clarita

07/30/2015 - A: Pre-survey BIS: 00039, Hall of Admin (7,8 of 12) , Address: 500 W TEMPLE ST, Los Angeles

B: Pre-survey BIS: 06103, Fire Station 103, Address: 7300 S PARAMOUNT BLVD, Pico Rivera

B: Pre-survey BIS: 06165, Fire Station 165, Address: 3255 SATURN AVE, Huntington Park

C: Pre-survey BIS: 00480 Central Juvenile Hall & Court (5,6 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

D: Pre-survey BIS: 06081, Fire Station 81, Address: 8710 SIERRA HWY, Agua Dulce

D: Pre-survey BIS 05954, Fire Saugus Forestry, Address: 28750 N BOUQUET CANYON RD, Saugus

Project Issues and Resolutions

Encountering out of scope buildings is a common ongoing issue for the project. Rural campus sites, such as Camps 13 and 19, represent the most common situation where new buildings are discovered. The status of certain buildings at Camp 13 was particularly unclear, since some buildings are represented as being owned by the State of California, yet are maintained by the County. The assessment teams completed the assessments for buildings within scope, but, will return to the camp at a later time to assess the additional buildings. AECOM will coordinate with the CEO about the specifics of each building in question.

At multi-tenant buildings, granting field team access to all spaces has been somewhat of a challenge at the largest and most complex County facilities. Examples include the Emergency Operations Center, Hall of Records and Hall of Administration. Naturally, communicating with all the departments involved is a challenging task where multiple points of contact are involved. AECOM and ISD are working together to help streamline this coordination.

Project Expectations for August 2015

The month of August is scheduled to be the most intense month yet, in terms of square footage. This sharp increase is mainly due to the assessment of the Hall of Administration, which is the County's largest building within the scope of the deferred maintenance program. August will likely represent the project's peak month for square footage.

Anticipated Schedule Adjustments for August 2015

The Hall of Administration will be a multi-week assessment. As such, the amount of time spent within this building can vary by a few days. A large historic building such as this, unusual deficiencies needing follow-up expertise may be encountered. Extra staff will be made ready to assist the regular field team to avoid impacting the schedule. Nevertheless, access to all parts of the building may be a challenge, considering the variety of County departments that occupy the spaces. The teams will ensure CEO and ISD are kept informed of the progress throughout.

Anticipated Project Events during August 2015

08/03/2015 - A: Pre-survey BIS: 00039, Hall of Admin (9,10 of 12), Address: 500 W TEMPLE ST, Los Angeles
 B: Pre-survey BIS: 10527, Firestone-F Child Care Center, Address: 7217 S MACE PL, Los Angeles
 B: Pre-survey BIS: 10528, Willowbrook Child Care Center, Address: 12829 S JARVIS AVE, Los Angeles
 C: Survey BIS: 04052, 04054, 04055, Probation HQ (1 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 01200, Camp Munz (1 of 2), Address: 42220 N LAKE HUGHES RD, Lake Hughes

08/04/2015 - A: Pre-survey BIS: 00039, Hall of Admin (11,12 of 12), Address: 500 W TEMPLE ST, Los Angeles
 C: Survey BIS: 04052, 04054, 04055, Probation HQ (2 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 01200 (2 of 2), Camp Munz, Address: 42220 N LAKE HUGHES RD, Lake Hughes

08/05/2015 - B: Pre-survey BIS: 00570, Dorothy Kirby Center (1,2 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 04052, 04054, 04055, Probation HQ (3 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 00820, Camp Mendenhall (1 of 2), Address: 42230 N LAKE HUGHES RD, Lake Hughes

08/06/2015 - Bi-weekly call, July monthly report due

08/06/2015 - B: Pre-survey BIS: 00570, Dorothy Kirby Center (3,4 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 04052, 04054, 04055, Probation HQ (4 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 00820, Camp Mendenhall (2 of 2), Address: 42230 N LAKE HUGHES RD, Lake Hughes

08/10/2015 - C: Survey BIS: 04052, 04054, 04055, Probation HQ (5 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Survey BIS: 06073, Fire Station 73, Address: 24875 SAN FERNANDO RD, Santa Clarita
 D: Survey BIS: 06123, Fire Station 123, Address: 26321 N SAND CANYON RD, Santa Clarita

08/11/2015 - C: Survey BIS: 04052, 04054, 04055, Probation HQ (6 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Survey BIS: 06102, Fire Station 102, Address: 2040 SUMNER AVE, Claremont
 D: Pre-survey BIS: 06146, Fire Station 146, Address: 20604 E LOYALTON DR, Walnut

08/12/2015 - C: Survey BIS: 00480, Central Juv Hall & Court (1 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Survey BIS: 06126, Fire Station 126, Address: 26320 CITRUS ST, Santa Clarita
 D: Survey BIS: 06076, Fire Station 76, Address: 27223 HENRY MAYO DR, Valencia

08/13/2015 - C: Survey BIS: 00480, Central Juv Hall & Court (2 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Survey BIS: 06103, Fire Station 103, Address: 7300 S PARAMOUNT BLVD, Pico Rivera
 D: Survey BIS: 06165, Fire Station 165, Address: 3255 SATURN AVE, Huntington Park

08/17/2015 - A: Survey BIS: 00039, Hall of Admin (1 of 12), Address: 500 W TEMPLE ST, Los Angeles
 B: Survey BIS: 00570, Dorothy Kirby Center (1 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 00480, Central Juv Hall & Court (3 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Survey BIS: 01200, Camp Munz (1 of 2), Address: 42220 N LAKE HUGHES RD, Lake Hughes

08/18/2015 - A: Survey BIS: 00039, Hall of Admin (2 of 12), Address: 500 W TEMPLE ST, Los Angeles
 B: Survey BIS: 00570, Dorothy Kirby Center (2 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 00480, Central Juv Hall & Court (4 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

Anticipated Project Events during August 2015 (continued)

D: Survey BIS: 1200, Camp Munz (2 of 2), Address: 42220 N LAKE HUGHES RD, Lake Hughes

08/19/2015 - A: Survey BIS: 00039, Hall of Admin (3 of 12), Address: 500 W TEMPLE ST, Los Angeles

B: Survey BIS: 00570, Dorothy Kirby Center (3 of 4), Address: 1500 S MCDONNELL AVE, Commerce

C: Survey BIS: 00480, Central Juv Hall & Court (5 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

D: Survey BIS: 00820, Camp Mendenhall (1 of 2), Address: 42230 N LAKE HUGHES RD, Lake Hughes

08/20/2015 - Bi-weekly call

08/20/2015 - A: Survey BIS: 00039, Hall of Admin (4 of 12), Address: 500 W TEMPLE ST, Los Angeles

B: Survey BIS: 00570, Dorothy Kirby Center (4 of 4), Address: 1500 S MCDONNELL AVE, Commerce

C: Survey BIS: 00480, Central Juv Hall & Court (6 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

D: Survey BIS: 00820, Camp Mendenhall (2 of 2), Address: 42230 N LAKE HUGHES RD, Lake Hughes

08/24/2015 - A: Survey BIS: 00039, Hall of Admin (5 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (1 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (1 of 5), Address: 7281-7285 E QUILL DR, Downey

08/25/2015 - A: Survey BIS: 00039, Hall of Admin (6 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (2 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (2 of 5), Address: 7281-7285 E QUILL DR, Downey

08/26/2015 - A: Survey BIS: 00039, Hall of Admin (7 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (3 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (3 of 5), Address: 7281-7285 E QUILL DR, Downey

08/27/2015 - A: Survey BIS: 00039, Hall of Admin (8 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (4 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (4 of 5), Address: 7281-7285 E QUILL DR, Downey

08/31/2015 - A: Survey BIS: 00039, Hall of Admin (9 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (5 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (5 of 5), Address: 7281-7285 E QUILL DR, Downey



County of Los Angeles

Deferred Maintenance Program Services Monthly Progress Report - August 2015

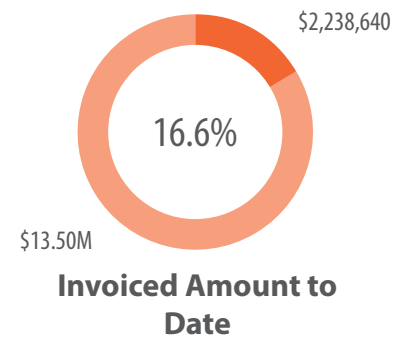
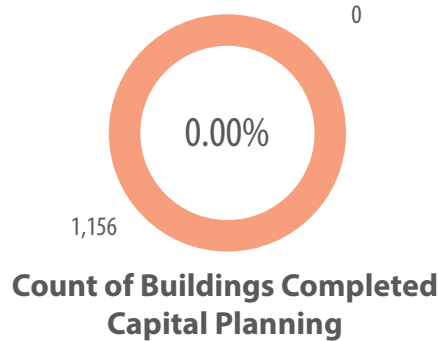
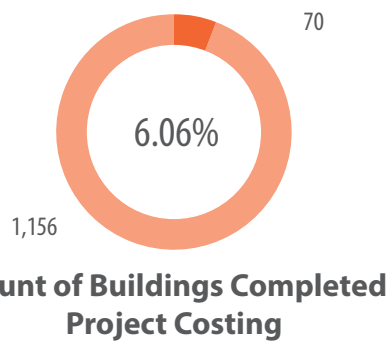
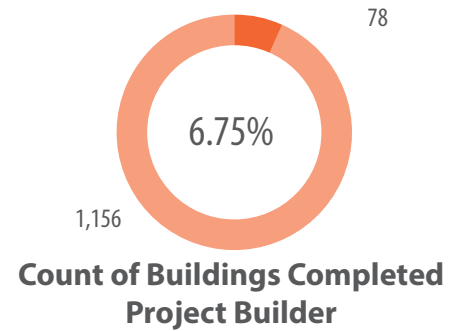
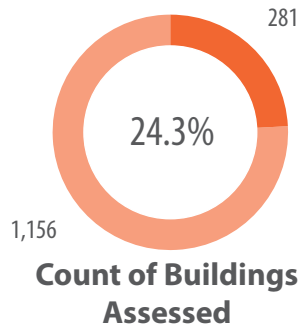
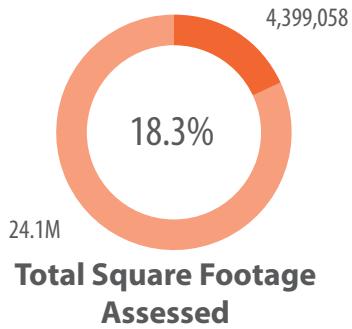


Report Contents

1. Overall Project Snapshot
2. Executive Summary - August 2015
3. Monthly Details - August 2015
4. Issues and Resolutions
5. Next Month's Schedule Outlook

Overall Project Snapshot

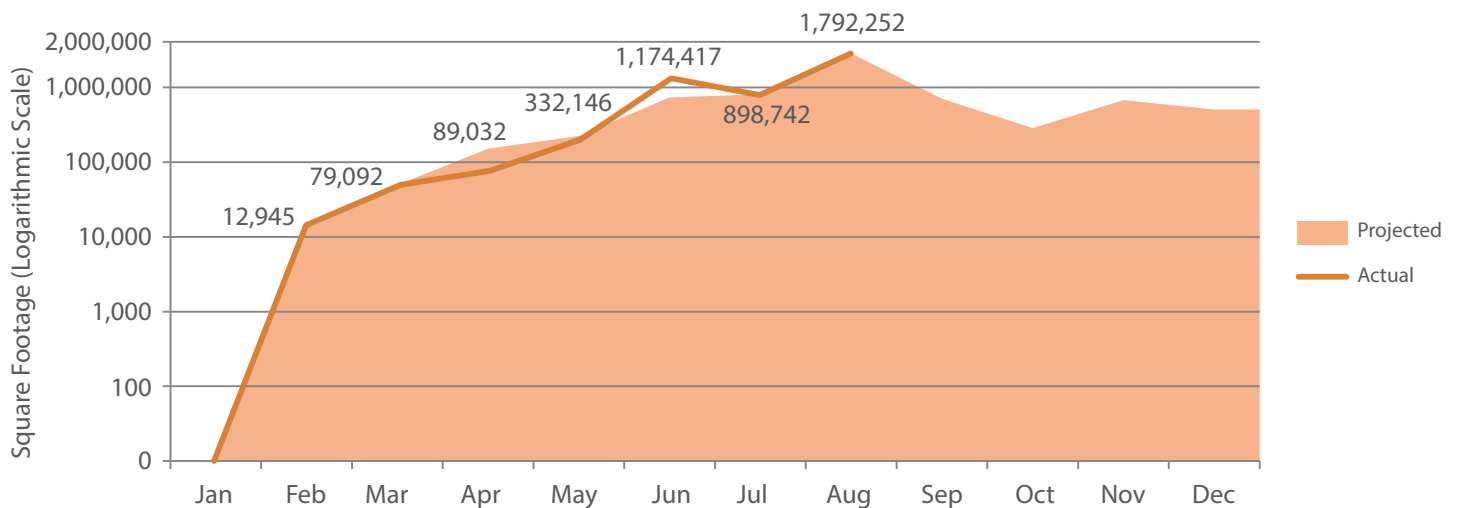
Contract Start Date: 17 October 2014
 Estimated Completion Date: 16 October 2017
 Contract End Date: 16 October 2017
 Contract Value: \$13,500,115



Current Status of County Buildings within All Project Phases

1) Staging:	799	4) Preliminary Analysis:	132	7) Project Costing:	8
2) Pre-Assessment:	49	5) Deficiency Costing:	19	8) Project Approval:	70
3) Assessment:	69	6) Project Building:	35	9) Capital Planning:	0

Assessment Progress Tracking



Executive Summary - August 2015

August was the most successful month to date, with over 1.7 million square feet of County buildings assessed. The exceptionally high volume can be attributed mainly to the Hall of Administration, which alone was nearly one million square feet. Two multi-building campuses were visited, Central Juvenile Hall and Kirby Dorothy Camp School. Other key project activities included a new report for service life for buildings systems coming online as well as an improved method for calculating present replacement value (PRV). Mock-ups for the CEO's online Capital Planning interface were also produced.

Monthly Statistics - August 2015

Square Feet Assessed

Last Month:	898,742
This Month:	1,792,252
Next Month (Projected):	839,355

Count of Buildings Assessed

Last Month:	89
This Month:	47
Next Month (Projected):	60

Dollars Invoiced

Last Month:	\$416,084
This Month:	\$638,040

No. Departments Assessed

Last Month:	4
This Month:	3
Next Month (Projected):	5

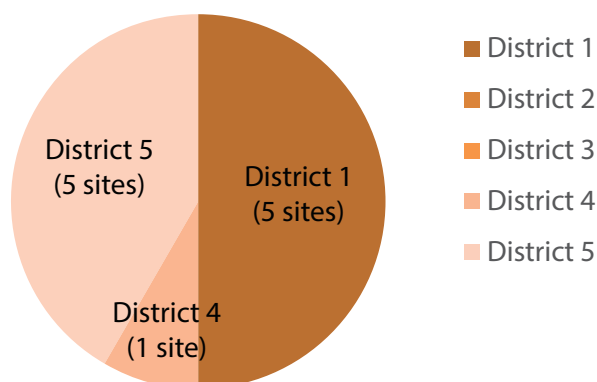
Monthly Report – August 2015

The month of August experienced the highest volume of square footage assessed during the program thus far. The total square footage assessed was over 50% more than the previous record month, June 2015. Besides the Hall of Administration, other large sites included Probation's Downey Administrative Center and the Central Juvenile Hall and Court. Overall, the average building size was 38,000 square feet, which is nearly optimal. The team at the Hall of Administration finished work slightly ahead of schedule. Despite the large, multi-tenant buildings, no significant access issues were encountered at any of the sites visited, thanks to ISD coordination.

Quantity of Buildings Assessed per Building Type - August 2015

During the month of August, the building types assessed were fire stations, large office buildings, dormitories, supporting mechanical buildings and classroom buildings. Field teams visited the following County departments: Fire Department, Probation and Board of Supervisors.

Quantity of Sites Assessed per District - August 2015



Monthly Key Statistics - August 2015

Total GSF:	1,792,252
Total Building Count:	47
Quantity of Departments:	3
Quantity of Deficiencies:	143*
Quantity of Bar Codes:	57*
Dollars Invoiced:	\$638,040
Percent Completed:	4.72%

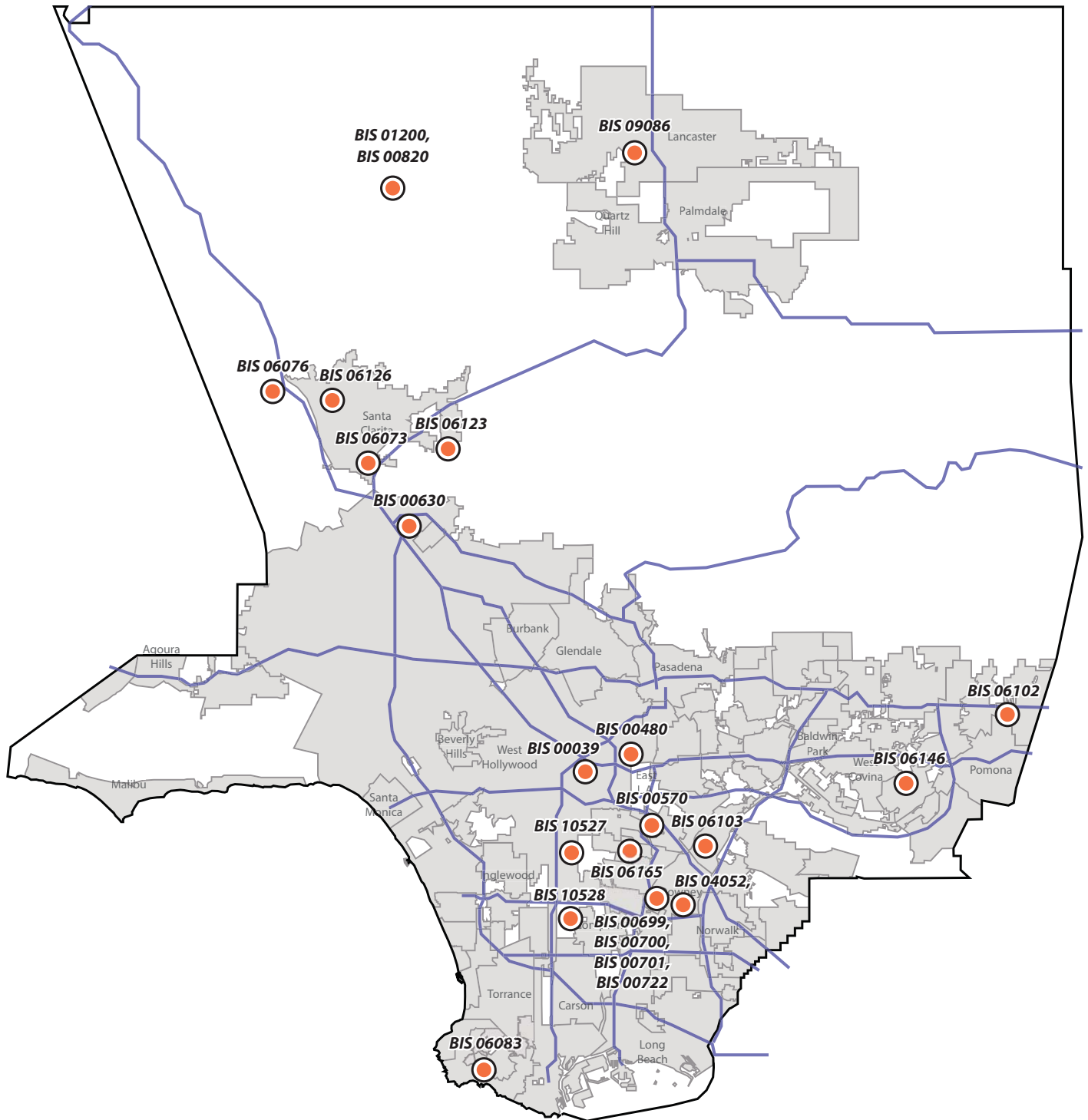
*partial total

List of Assessed Sites - August 2015

#	Date	Department	BIS	Site Name	LACO	GSF	Deficiency Quantity	Barcode Quantity
1	8/17/15	Probation	04052	Downey Admin. Center	6059	372,972	calculating	calculating
2	8/10/15	Fire Department	06073	Fire Station 73	4108	14,024	33	8
3	8/10/15	Fire Department	06123	Fire Station 123	5479	3,715	23	3
4	8/11/15	Fire Department	06102	Fire Station 102	4106	2,667	12	4
5	8/12/15	Fire Department	06146	Fire Station 146	X529	1,643	11	2
6	8/12/15	Probation	00480	Central Juvenile Hall and Court	0615, 0616, 1465, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3111, 3112, 3172, 4244, 5367, T001, T002, T610, T611, Y671	372,951	calculating	calculating
7	8/12/15	Fire Department	06076	Fire Station 76	5393	5,568	16	7
8	8/13/15	Fire Department	06126	Fire Station 126	X163	18,635	10	7
9	8/13/15	Fire Department	06103	Fire Station 103	4430	4,795	19	18
10	8/13/15	Fire Department	06165	Fire Station 165	6072	3,549	19	8
11	8/17/15	Board of Supervisors	00039	Hall of Administration	0181	958,090	calculating	calculating
12	8/17/15	Probation	00570	Kirby Dorothy Camp School	4466, Y488, 4467, 4473, 4474, 4475, 4471, 4465, 4470, 4468, 4469, 4472	78,823	calculating	calculating
Totals					47 buildings	1,792,252	143*	57*

*partial estimate

Map of Sites Visited (Assessment and Pre-assessment) - August 2015



Schedule Adjustments - August 2015

There were a number of slight scheduling adjustments during the month of August. Most of the scheduling revisions were follow up visits resulting from out-of-scope buildings being found on site. In these cases, additional time on site was needed to return to these buildings. One special follow up was a detailed structural review at Fire Station 83, where the initial assessment team noticed potentially critical structural deficiencies. Another structural follow-up was scheduled for early September at the DPSS Civic Center parking garage.

Another set of schedule adjustments were the assessment postponements for Camps Munz and Mendenhall. Forest fires in the area impeded access along the highway leading to the camps. Alternate assessment dates have been scheduled for November 2015.

List of Key Project Events during August 2015

08/03/2015 - A: Pre-survey BIS: 00039, Hall of Admin (9,10 of 12), Address: 500 W TEMPLE ST, Los Angeles
 B: Pre-survey BIS: 10527, Firestone-F Child Care Center, Address: 7217 S MACE PL, Los Angeles
 B: Pre-survey BIS: 10528, Willowbrook Child Care Center, Address: 12829 S JARVIS AVE, Los Angeles
 C: Survey BIS: 04052 Probation HQ (1 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 01200, Camp Munz (1 of 2), Address: 42220 N LAKE HUGHES RD, Lake Hughes

08/04/2015 - A: Pre-survey BIS: 00039, Hall of Admin (11,12 of 12), Address: 500 W TEMPLE ST, Los Angeles
 C: Survey BIS: 04052 Probation HQ (2 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 01200 (2 of 2), Camp Munz, Address: 42220 N LAKE HUGHES RD, Lake Hughes

08/05/2015 - B: Pre-survey BIS: 00570, Dorothy Kirby Center (1,2 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 04052 Probation HQ (3 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 00820, Camp Mendenhall (1 of 2), Address: 42230 N LAKE HUGHES RD, Lake Hughes

08/06/2015 - Bi-weekly call, July monthly report delivered

08/06/2015 - B: Pre-survey BIS: 00570, Dorothy Kirby Center (3,4 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 04052 Probation HQ (4 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Pre-survey BIS: 00820, Camp Mendenhall (2 of 2), Address: 42230 N LAKE HUGHES RD, Lake Hughes

08/10/2015 - C: Survey BIS: 04052 Probation HQ (5 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Survey BIS: 06073, Fire Station 73, Address: 24875 SAN FERNANDO RD, Santa Clarita
 D: Survey BIS: 06123, Fire Station 123, Address: 26321 N SAND CANYON RD, Santa Clarita

08/11/2015 - C: Survey BIS: 04052 Probation HQ (6 of 6), Address: 9150 E IMPERIAL HWY, Downey
 D: Survey BIS: 06102, Fire Station 102, Address: 2040 SUMNER AVE, Claremont
 D: Survey BIS: 06146, Fire Station 146, Address: 20604 E LOYALTON DR, Walnut

08/12/2015 - C: Survey BIS: 00480, Central Juv Hall & Court (1 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Survey BIS: 06126, Fire Station 126, Address: 26320 CITRUS ST, Santa Clarita
 D: Survey BIS: 06076, Fire Station 76, Address: 27223 HENRY MAYO DR, Valencia

08/13/2015 - C: Survey BIS: 00480, Central Juv Hall & Court (2 of 6), Address: 1605 EASTLAKE AVE, Los Angeles
 D: Survey BIS: 06103, Fire Station 103, Address: 7300 S PARAMOUNT BLVD, Pico Rivera
 D: Survey BIS: 06165, Fire Station 165, Address: 3255 SATURN AVE, Huntington Park

08/17/2015 - A: Survey BIS: 00039, Hall of Admin (1 of 12), Address: 500 W TEMPLE ST, Los Angeles
 B: Survey BIS: 00570, Dorothy Kirby Center (1 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 00480, Central Juv Hall & Court (3 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

08/18/2015 - A: Survey BIS: 00039, Hall of Admin (2 of 12), Address: 500 W TEMPLE ST, Los Angeles
 B: Survey BIS: 00570, Dorothy Kirby Center (2 of 4), Address: 1500 S MCDONNELL AVE, Commerce
 C: Survey BIS: 00480, Central Juv Hall & Court (4 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

List of Key Project Events during August 2015 (continued)

08/19/2015 - New Service Life Report template initiated online

08/19/2015 - A: Survey BIS: 00039, Hall of Admin (3 of 12), Address: 500 W TEMPLE ST, Los Angeles

B: Survey BIS: 00570, Dorothy Kirby Center (3 of 4), Address: 1500 S MCDONNELL AVE, Commerce

C: Survey BIS: 00480, Central Juv Hall & Court (5 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

08/20/2015 - Bi-weekly call

08/20/2015 - A: Survey BIS: 00039, Hall of Admin (4 of 12), Address: 500 W TEMPLE ST, Los Angeles

B: Survey BIS: 00570, Dorothy Kirby Center (4 of 4), Address: 1500 S MCDONNELL AVE, Commerce

C: Survey BIS: 00480, Central Juv Hall & Court (6 of 6), Address: 1605 EASTLAKE AVE, Los Angeles

08/21/2015 - El Monte Health Center assessment postponed as per direction from the CEO

08/24/2015 - A: Survey BIS: 00039, Hall of Admin (5 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Survey BIS: 00480, Central Juv Hall & Court (follow-up work), Address: 1605 EASTLAKE AVE, Los Angeles

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (1 of 5), Address: 7281-7285 E QUILL DR

08/25/2015 - A: Survey BIS: 00039, Hall of Admin (6 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (1 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (2 of 5), Address: 7281-7285 E QUILL DR

08/26/2015 - A: Survey BIS: 00039, Hall of Admin (7 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (2 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (3 of 5), Address: 7281-7285 E QUILL DR

08/27/2015 - A: Survey BIS: 00039, Hall of Admin (8 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (3 of 7), Address: 16350 FILBERT ST, Sylmar

C: Follow-up work BIS: 09086, Challenger Youth Camp

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (4 of 5), Address: 7281-7285 E QUILL DR

08/28/2015 - Workshop with CEO: Service life calculation, PRV calculation and capital planning workflow

08/28/2015 - E: Follow-up survey BIS: 06083 Fire Station 83, 83 Miraleste Plaza Rancho Palos Verdes, CA 90275

08/31/2015 - C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (4 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 00699-00701, 00722, LOS PADRINOS JUVENILE COURTHOUSE-1 (5 of 5), Address: 7281-7285 E QUILL DR

Project Issues and Resolutions

Buildings without floor plans have been an issue for the assessment teams. In these cases, the team draws simple, single-line floor plans on site. This is a simple task for small buildings but can take a several hours for very large buildings. The County--ISD, the Departments and building managers--always check their records for floor plans, but in some cases these cannot be found—especially when no previous record of the building itself has been provided or can be found.

Probation's Downey Administrative Center is an example where follow-up visits were required. The teams normally would have assessed BIS 04054 and 04055 along with BIS 04052 (main building). However, to properly perform task of drawing the floor plan diagrams from scratch, it was decided to schedule additional follow-up days in November 2015.

Project Expectations for September 2015

The month of September will see a return to the typical square footage range within the 800,000s. The largest site will be the Barry J Nidorf Juvenile Hall campus. Other assessments will include fire stations, a child-care center and the Los Padrinos Juvenile Hall facility.

Anticipated Schedule Adjustments for September 2015

Pre-assessments at some Parks and Recreation sites may experience some schedule revisions due to major renovations. The project teams will ensure communication continues with CEO and ISD for these sites. Otherwise, there will likely be a few ad-hoc follow up visits to investigate a particular deficiency at a certain site. In most cases, these involve potentially critical structural or electrical deficiencies. In the event a deficiency is labeled "critical" CEO and ISD leadership will be notified as soon as possible.

Anticipated Project Events during September 2015

09/01/2015 - A: Survey BIS: 00039, Hall of Admin (10 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (5 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 06131, Fire Station 131, Address: 2629 E AVE S AT 27TH ST. EAST, Palmdale

D: Pre-survey BIS: 06024, Fire Station 24, Address: 1050 W AVENUE P, Palmdale

D: Pre-survey BIS: 06136, Fire Station 136, Address: 3650 BOLZ RANCH RD, Palmdale

09/02/2015 - A: Survey BIS: 00039, Hall of Admin (11, 12 of 12), Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (6 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 05953, Fire-Lake Hughes Forestry, Address: 42150 N LAKE HUGHES RD, Lake Hughes

D: Pre-survey BIS: 06117, Fire Station 117, Address: 44851 30TH ST E, Lancaster

D: Pre-survey BIS: 06130, Fire Station 130, Address: 44558 N 40TH ST W, Lancaster

E: Structural follow up BIS: 10767, DPSS Civic Center Parking Garage, 321 S HEWITT ST Los Angeles

09/03/2015 - Bi-weekly call

09/03/2015 - C: Pre-survey BIS: 00630, Bary J Nidorf Juv Hall/Crts (7 of 7), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 06114, Fire Station 114, Address: 39939 N 170TH ST E, Palmdale

D: Pre-survey BIS: 06080, Fire Station 80, Address: 1533 W SIERRA HWY, Acton

09/08/2015 - C: Survey BIS: 06132, Fire Station 132, Address: 29310 SAND CANYON RD, Santa Clarita

D: Survey BIS: 05954, Fire Saugus Forestry, Address: 28750 N BOUQUET CANYON RD, Saugus

D: Pre-survey BIS: 06081, Fire Station 81, Address: 8710 SIERRA HWY, Agua Dulce

09/09/2015 - B: Survey BIS: 10527, Firestone-F Child Care Center, Address: 7217 S MACE PL, Los Angeles

B: Survey BIS: 10528, Willowbrook Child Care Center, Address: 12829 S JARVIS AVE, Los Angeles

C: Pre-survey BIS: 06006, Fire Station 6, Address: 25517 NARBONNE AVE, Lomita

C: Pre-survey BIS: 06106, Fire Station 106, Address: 27413 INDIAN PEAK RD, Rolling Hills Estates

D: Survey BIS: 06074, Fire Station 74, Address: 12587 DEXTER PARK RD, San Fernando

D: Survey BIS: 06066, Fire Station 66, Address: 2764 E EATON CANYON DR, Pasadena

D: Survey BIS: 06085, Fire Station 85, Address: 650 E GLADSTONE ST, Glendora

09/10/2015 - Monthly Report for August due

09/10/2015 - C: Pre-survey BIS 06127, Fire Station 127, Address: 2049 E 223RD ST, Carson

C: Pre-survey BIS 06036, Fire Station 36, Address: 127 W 223RD ST, Carson

09/14/2015 - C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (1 of 8), Address: 16350 FILBERT ST, Sylmar

D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (1 of 5), Address: 7281-7285 E QUILL DR,

09/15/2015 - C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (2 of 8), Address: 16350 FILBERT ST, Sylmar

D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (2 of 5), Address: 7281-7285 E QUILL DR,

09/16/2015 - C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (3 of 8), Address: 16350 FILBERT ST, Sylmar

D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (3 of 5), Address: 7281-7285 E QUILL DR

Anticipated Project Events during September 2015 (continued)

09/17/2015 - Bi-weekly call

09/17/2015 - C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (4 of 8), Address: 16350 FILBERT ST, Sylmar

D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (4 of 5), Address: 7281-7285 E QUILL DR

09/18/2015 - D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (5 of 5), Address: 7281-7285 E QUILL DR

09/21/2015 - A: Pre-survey BIS: 03748, Curtis Tucker Health Center, Address: 123 W MANCHESTER BLVD, Inglewood

A: Pre-survey BIS: 06495, Ruth Temple Health Center, Address: 3834 S WESTERN AVE, Los Angeles

C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (5 of 8), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 04680, Robinson Gardens, Address: 1008 ELDEN WAY, Beverly Hills

09/22/2015 - B: Pre-survey BIS: 05042, DHS-County Ambulance Dept HQ, Address: 5554 UNION PACIFIC AVE, Commerce

B: Pre-survey BIS: 06422, Simms and Mann Health Center, Address: 2509 W PICO BLVD, Santa Monica

C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (6 of 8), Address: 16350 FILBERT ST, Sylmar

09/23/2015 - A: Pre-survey BIS: 06517, Hollywood/ Wilshire PHC, Address: 5205 MELROSE AVE, Los Angeles

A: Pre-survey BIS: 06503, North Hollywood PHC Pacoima PHC, Address: 5300 TUJUNGA AVE, North Hollywood

A: Pre-survey BIS: 06504, Pacoima PHC, Address: 13300 VAN NUYS BLVD, Pacoima

C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (7 of 8), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 08193, 08197, El Cariso Community Regional Park, Address: 13100 HUBBARD ST, Sylmar

09/24/2015 - C: Survey BIS: 00630, 00632, 00638 Bary J Nidorf Juv Hall/Crts (8 of 8), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 08400, Veteran's Memorial, Address: 13000 SAYRE ST, Sylmar

09/28/2015 - A: Pre-survey BIS: 08210, George C Page Museum, Address: 5801 WILSHIRE BLVD, Los Angeles

C: Pre-survey BIS: 04054, 04055, Downey Admin Center, (1 of 2), Address: 9150 E IMPERIAL HWY, Downey

D: Pre-survey BIS: 06062, Fire Station 62, Address: 3701 N MILLS AVE, Claremont

D: Pre-survey BIS: 06101, Fire Station 101, Address: 606 W BONITA AVE, Claremont

D: Pre-survey BIS: 06048, Fire Station 48, Address: 15546 E ARROW HWY, Irwindale

09/29/2015 - B: Pre-survey BIS: 00054, Juvenile Justice Center, Address: 1601 EASTLAKE AVE, Los Angeles

C: Pre-survey BIS: 04054, 04055, Downey Admin Center, (2 of 2), Address: 9150 E IMPERIAL HWY, Downey

D: Pre-survey BIS: 08553, Los Verdes Clubhouse, Address: 7000 W LOS VERDES DR, Rancho Palos Verdes

09/30/2015 - C: Pre-survey BIS: 06149, Fire Station 149, Address: 31770 RIDGE ROUTE RD, Castaic

C: Pre-survey BIS: 06077, Fire Station 77, Address: 46855 N PEACE VALLEY RD, Gorman

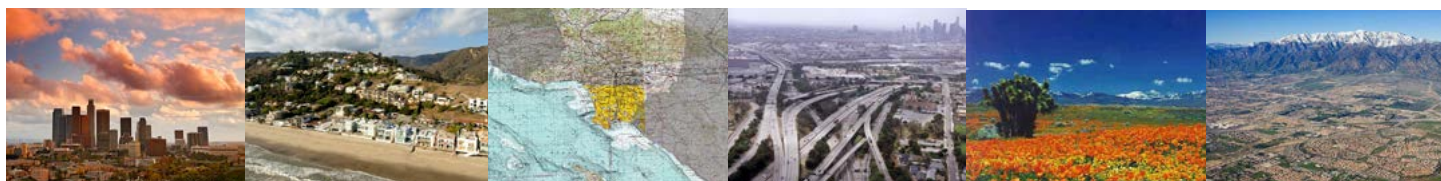
D: Pre-survey BIS: 04580, South Coast Botanic Garden Address: 26300 CRENSHAW BLVD, Palos Verdes East



County of Los Angeles

Deferred Maintenance Program Services

Monthly Progress Report - September 2015

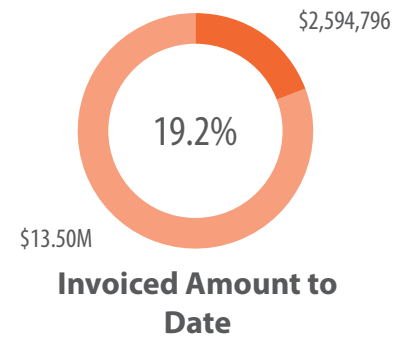
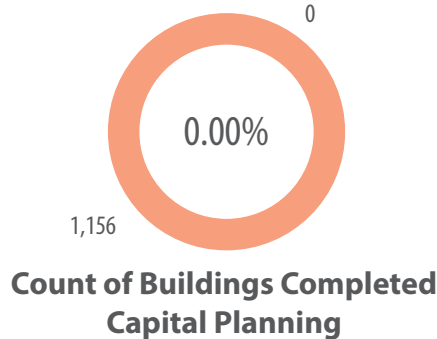
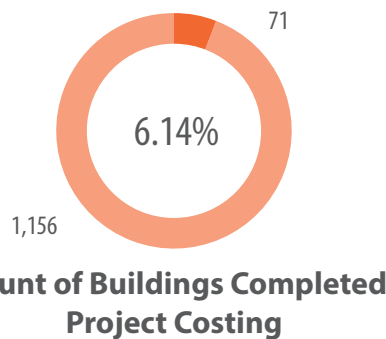
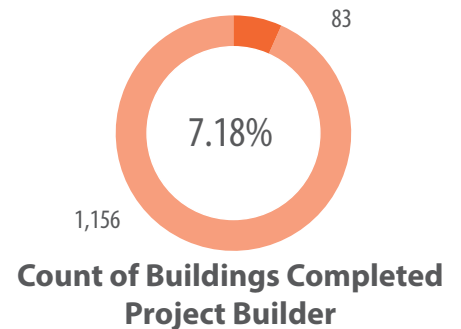
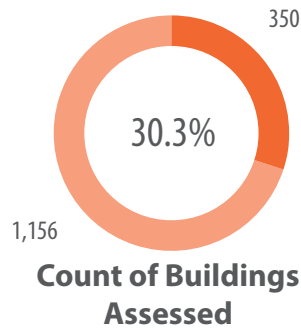
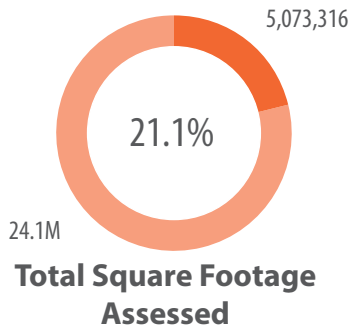


Report Contents

1. Overall Project Snapshot
2. Executive Summary - September 2015
3. Monthly Details - September 2015
4. Issues and Resolutions
5. Next Month's Schedule Outlook

Overall Project Snapshot

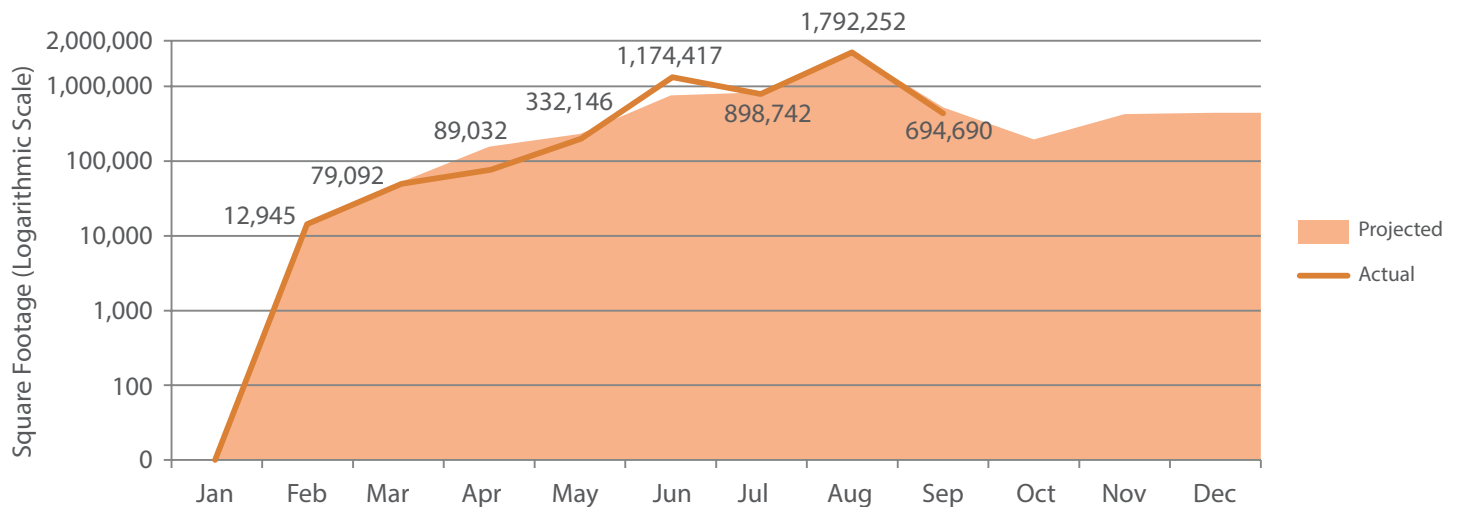
Contract Start Date: 17 October 2014
 Estimated Completion Date: 16 October 2017
 Contract End Date: 16 October 2017
 Contract Value: \$13,500,115



Current Status of County Buildings within All Project Phases

1) Staging:	720	4) Preliminary Analysis:	185	7) Project Costing:	12
2) Pre-Assessment:	115	5) Deficiency Costing:	25	8) Project Approval:	71
3) Assessment:	37	6) Project Building:	37	9) Capital Planning:	0

Assessment Progress Tracking



Executive Summary - September 2015

In September, the field teams assessed over 800,000 square feet across nearly 70 County buildings. The largest and most significant sites were two juvenile detention facilities, Barry J Nidorf and Los Padrinos, each with over 20 buildings. The Barry J Nidorf Juvenile Hall represented the most significant portion of the square footage, with just under half a million square feet. Other key project activities included workshops with CEO staff to further define needed functionality of the project website and database.

Monthly Statistics - September 2015

Square Feet Assessed

Last Month:	1,792,252
This Month:	694,390
Next Month (Projected):	200,753

Count of Buildings Assessed

Last Month:	47
This Month:	69
Next Month (Projected):	23

Dollars Invoiced

Last Month:	\$638,040
This Month:	\$356,155

No. Departments Assessed

Last Month:	3
This Month:	6
Next Month (Projected):	3

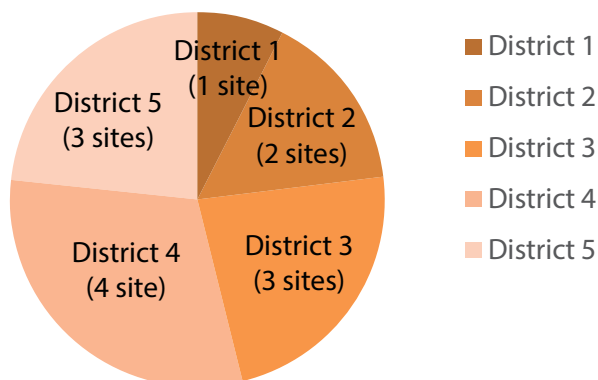
Monthly Report – September 2015

The assessment square footage target was hit for the month of September. Similar to previous months, the majority of square footage was concentrated within a couple of sites. More than 50% of the square footage was at the Barry J Nidorf and Los Padrinos Juvenile Hall facilities. The average building size was approximately 12,000 square feet, which is smaller than the previous month. During the month of September, the building types assessed were child care centers, classroom buildings, dormitories, fire stations, and supporting mechanical buildings. Field teams visited the following County departments: Chief Executive Office, Children and Family Services, Fire Department, Internal Services Department, Probation and Public Social Services.

Summary of Deferred Maintenance Costs to Date (New Section)

The County has requested an ongoing total estimate for the cost of corrective actions as part of this monthly project report. Currently, only buildings within the Project Approval phase have associated costs, which total \$5.06 million. This figure is for approximately 70 buildings totaling 270,000 gross square feet. Please note that these projects have not yet been formally approved by County project staff, and are for informational (non-budgetary) purposes only. Furthermore, the automated service life expiration (deferred maintenance) costs are not included in the above figure, but will be rolled into subsequent updates.

Quantity of Sites Assessed per District - Sep. 2015



Monthly Key Statistics - Sep. 2015

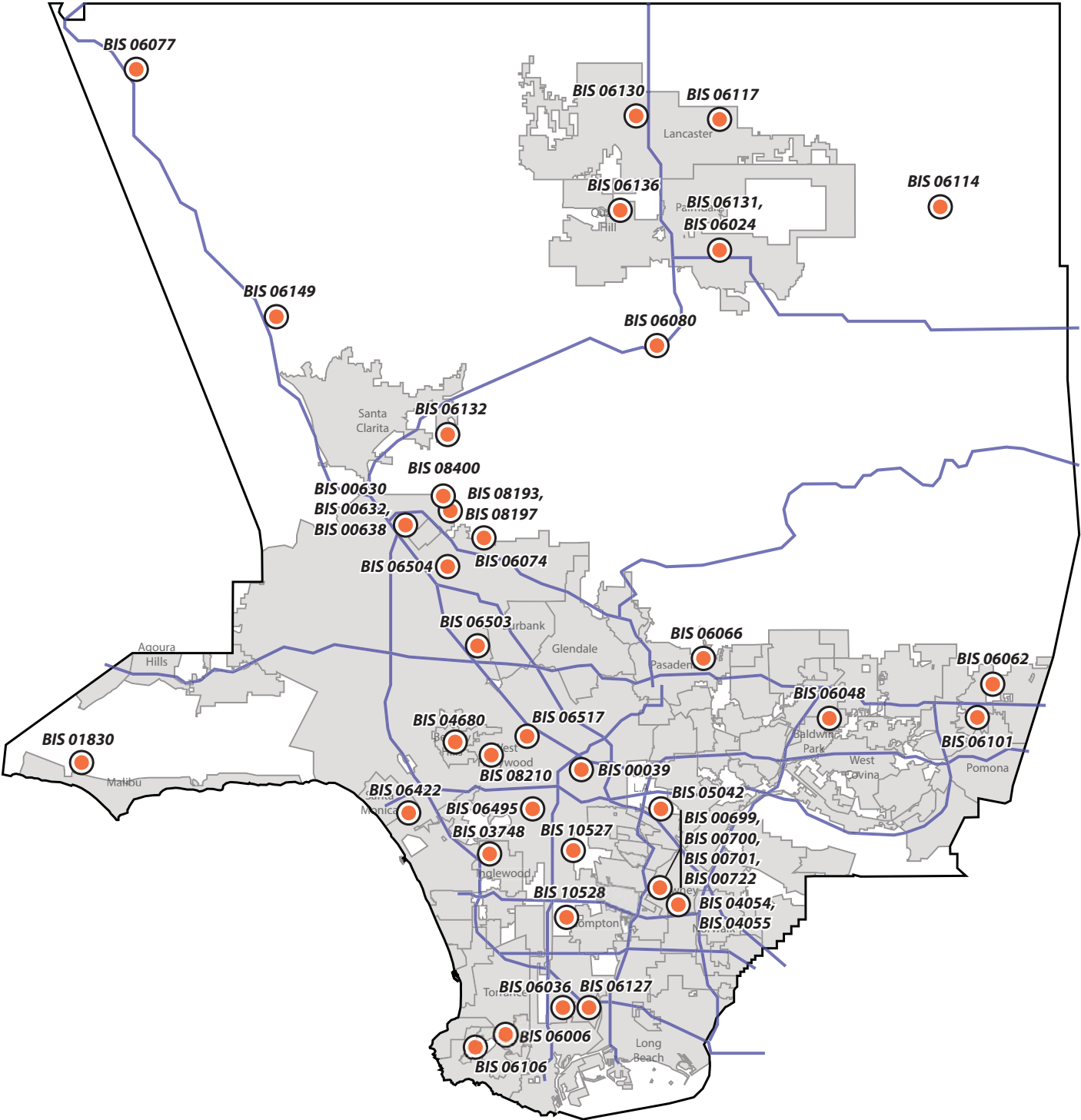
Total GSF:	694,390
Total Building Count:	69
Quantity of Departments:	6
Quantity of Deficiencies:	calculating
Quantity of Barcodes:	1,120
Dollars Invoiced:	\$356,155
Percent Completed:	2.64%

List of Assessed Sites - September 2015

#	Date	Department	BIS	Site Name	LACO	GSF	Deficiency Quantity	Barcode Quantity
1	9/2/15	Public Social Services	10767*	Civic Center Parking Garage	L771	82,250	17	0
2	9/8/15	Fire Department	06132	Fire Station 132	0600, 0600-1, 0600-2, 0600-3, 0600-4	16,171	29	43
3	9/9/15	Fire Department	06066	Fire Station 66	1764, 1764-1, 1764-2, 1764-3, 1764-4, 1765-5	6,052	30	30
4	9/9/15	Fire Department	06074	Fire Station 74	1812, 1812-1	5,248	38	28
5	9/9/15	Chief Executive Office	10527	Florence-Firestone Comprehensive Child Care Center	6389	6,903	48	13
6	9/9/15	Children and Family Services	10528	Willowbrook Comprehensive Child Care Center	6383	8,016	37	11
7	9/14/15	Probation	00630	Barry J Nidorf Juvenile Hall	T006, T007, X428, X429, X430, X432, X433, Y274, Y275, Y276, Y277, Y278, Y279, Y280, Y281, Y283, Y284, Y285, Y286, Y287, Y288, Y289, Y290, Y291, Y416, Y651, Y280-1, Y287-1, Y284-1, Y297-1, Y297-2	374,498*	Calculating	431
8	9/14/15	Internal Services Department	00638	Barry J Nidorf Juvenile Power Plant	Y293	4,699	10	64
9	9/14/15	Probation	00632	Sylmar Juvenile Courthouse	Y297	36,692	Calculating	32
10	9/14/15	Probation	00699	Los Padrinos Juvenile Facility Courthouse	X998, X998-1, X998-2, X998-3, X998-4, X998-5	29,628*	Calculating	280
11	9/14/15	Probation	00700	Los Padrinos Juvenile Facility	3834, 3825, 3827, 3828, 3829, 4831, 4832, T008, X980, Y723, T412, 3830, X981, X982	124,233	Calculating	188
Totals					69 buildings	694,390	Calculating	1,120

*DPSS Civic Center parking garage was originally assessed in May 2015 but was not included in that month's report. In September, there was special follow-up to better ascertain structural observations within the building. Therefore, the building is being included in this report.

Map of Sites Visited (Assessment and Pre-assessment) - September 2015



Schedule Adjustments - September 2015

There were a number of scheduling adjustments made during the month of September. Certain assessment dates were postponed to allow for various types of follow-up visits. Examples of follow-up visits: detailed follow-up by a structural specialist, data audit of the recorded barcoded equipment, assessing buildings added to scope, etc. In the case of Lake Hughes, this site was postponed indefinitely due to a forest fire. Follow-up visits at the fire department and public health-related sites are generally prioritized.

List of Key Project Events during September 2015

09/01/2015 - AECOM sends CEO outline for website user profiles

09/01/2015 - Lake Hughes assessment indefinitely postponed due to site destruction in a forest fire

09/01/2015 - A: Survey BIS: 00039, Hall of Admin (10 of 12), Address: 500 W TEMPLE ST, Los Angeles
C: Pre-survey BIS: 00630, Barry J Nidorf Juv Hall/Crts (5 of 7), Address: 16350 FILBERT ST, Sylmar
D: Pre-survey BIS: 06131, Fire Station 131, Address: 2629 E AVE S AT 27TH ST. EAST, Palmdale
D: Pre-survey BIS: 06024, Fire Station 24, Address: 1050 W AVENUE P, Palmdale
D: Pre-survey BIS: 06136, Fire Station 136, Address: 3650 BOLZ RANCH RD, Palmdale

09/02/2015 - Website user scenarios sent to CEO

09/02/2015 - A: Survey BIS: 00039, Hall of Admin (11, 12 of 12), Address: 500 W TEMPLE ST, Los Angeles
C: Pre-survey BIS: 00630, Barry J Nidorf Juv Hall/Crts (6 of 7), Address: 16350 FILBERT ST, Sylmar
D: Pre-survey BIS: 05953, Fire-Lake Hughes Forestry, Address: 42150 N LAKE HUGHES RD, Lake Hughes
D: Pre-survey BIS: 06117, Fire Station 117, Address: 44851 30TH ST E, Lancaster
D: Pre-survey BIS: 06130, Fire Station 130, Address: 44558 N 40TH ST W, Lancaster
E: Structural follow up BIS: 10767, DPSS Civic Center Parking Garage, 321 S HEWITT ST Los Angeles

09/03/2015 - Bi-weekly call

09/03/2015 - C: Pre-survey BIS: 00630, Barry J Nidorf Juv Hall/Crts (7 of 7), Address: 16350 FILBERT ST, Sylmar
D: Pre-survey BIS: 06114, Fire Station 114, Address: 39939 N 170TH ST E, Palmdale
D: Pre-survey BIS: 06080, Fire Station 80, Address: 1533 W SIERRA HWY, Acton

09/04/2015 - August 2015 Monthly report issued

09/04/2015 - Postponing Survey Fire Saugus Forestry BIS: 05954 and FS 81

09/08/2015 - C: Survey BIS: 06132, Fire Station 132, Address: 29310 SAND CANYON RD, Santa Clarita

09/09/2015 - B: Survey BIS: 10527, Firestone-F Child Care Center, Address: 7217 S MACE PL, Los Angeles
B: Survey BIS: 10528, Willowbrook Child Care Center, Address: 12829 S JARVIS AVE, Los Angeles
C: Pre-survey BIS: 06006, Fire Station 6, Address: 25517 NARBONNE AVE, Lomita
C: Pre-survey BIS: 06106, Fire Station 106, Address: 27413 INDIAN PEAK RD, Rolling Hills Estates
D: Survey BIS: 06074, Fire Station 74, Address: 12587 DEXTER PARK RD, San Fernando
D: Survey BIS: 06066, Fire Station 66, Address: 2764 E EATON CANYON DR, Pasadena

09/10/2015 - B: Follow-up work at Fire Department HQ BIS: 05910, 00195, 05912, 05914, 05915, 05916, 05917, 05919
C: Pre-survey BIS 06127, Fire Station 127, Address: 2049 E 223RD ST, Carson
C: Pre-survey BIS 06036, Fire Station 36, Address: 127 W 223RD ST, Carson

09/14/2015 - C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (1 of 8), Address: 16350 FILBERT ST, Sylmar
D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (1 of 5), Address: 7281-7285 E QUILL DR, Downey

09/15/2015 - C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (2 of 8), Address: 16350 FILBERT ST, Sylmar
D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (2 of 5), Address: 7281-7285 E QUILL DR, Downey

09/16/2015 - C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (3 of 8), Address: 16350 FILBERT ST, Sylmar
D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (3 of 5), Address: 7281-7285 E QUILL DR, Downey

List of Key Project Events during September 2015 (continued)

09/17/2015 - CEO comments received on website user profiles

09/17/2015 - Bi-weekly call

09/17/2015 - C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (4 of 8), Address: 16350 FILBERT ST, Sylmar

D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (4 of 5), Address: 7281-7285 E QUILL DR, Downey

09/18/2015 - CEO Capital Planning design workshop

09/18/2015 - D: Survey BIS: 00699-00702, 00722, Los Padrinos Juvenile Hall/Courthouse (5 of 5), Address: 7281-7285 E QUILL DR, Downey

09/21/2015 - A: Pre-survey BIS: 03748, Curtis Tucker Health Center, Address: 123 W MANCHESTER BLVD, Inglewood

A: Pre-survey BIS: 06495, Ruth Temple Health Center, Address: 3834 S WESTERN AVE, Los Angeles

C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (5 of 8), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 04680, Robinson Gardens, Address: 1008 ELDEN WAY, Beverly Hills

09/22/2015 - B: Pre-survey BIS: 05042, DHS-County Ambulance Dept HQ, Address: 5554 UNION PACIFIC AVE, Commerce

B: Pre-survey BIS: 06422, Simms and Mann Health Center, Address: 2509 W PICO BLVD, Santa Monica

C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (6 of 8), Address: 16350 FILBERT ST, Sylmar

09/23/2015 - A: Pre-survey BIS: 06517, Hollywood/ Wilshire PHC, Address: 5205 MELROSE AVE, Los Angeles

A: Pre-survey BIS: 06503, North Hollywood PHC Pacoima PHC, Address: 5300 TUJUNGA AVE, North Hollywood

A: Pre-survey BIS: 06504, Pacoima PHC, Address: 13300 VAN NUYS BLVD, Pacoima

C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (7 of 8), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 08193, 08197, El Cariso Community Regional Park, Address: 13100 HUBBARD ST, Sylmar

09/24/2015 - C: Survey BIS: 00630, 00632, 00638 Barry J Nidorf Juv Hall/Crts (8 of 8), Address: 16350 FILBERT ST, Sylmar

D: Pre-survey BIS: 08400, Veteran's Memorial, Address: 13000 SAYRE ST, Sylmar

09/28/2015 - A: Pre-survey BIS: 08210, George C Page Museum, Address: 5801 WILSHIRE BLVD, Los Angeles

C: Pre-survey BIS: 04054, 04055, Downey Admin Center, (1 of 2), Address: 9150 E IMPERIAL HWY, Downey

D: Pre-survey BIS: 06062, Fire Station 62, Address: 3701 N MILLS AVE, Claremont

D: Pre-survey BIS: 06101, Fire Station 101, Address: 606 W BONITA AVE, Claremont

D: Pre-survey BIS: 06048, Fire Station 48, Address: 15546 E ARROW HWY, Irwindale

09/29/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 04054, 04055, Downey Admin Center, (2 of 2), Address: 9150 E IMPERIAL HWY, Downey

D: Special Follow-Up BIS: 01830, Fire Camp 13, Address: 1250 S ENCINAL CANYON RD, Malibu

09/30/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

B: Follow-up work at Fire Department HQ BIS: 05910, 00195, 05912, 05914, 05915, 05916, 05917, 05919

C: Pre-survey BIS: 06149, Fire Station 149, Address: 31770 RIDGE ROUTE RD, Castaic

C: Pre-survey BIS: 06077, Fire Station 77, Address: 46855 N PEACE VALLEY RD, Gorman

D: Special Follow-Up BIS: 01830, Fire Camp 13, Address: 1250 S ENCINAL CANYON RD, Malibu

Project Issues and Resolutions

As noted in previous reports, buildings without floor plans have been an ongoing issue for the assessment teams. Likewise, large rural sites without site plans pose a challenge in record keeping. The data workflow references GIS building outline shapes, which are matched to specific LACO (building) numbers and names. In many cases, the LACO numbers cannot be assigned based on field observation or interviews with on-site County staff. In these instances, field teams are instructed to generate a temporary, unofficial LACO number, which is then tracked in the database.

To add further complexity, rural sites often contain a mixture of in-scope and out-of-scope buildings. The result is that, occasionally, a finalized inventory of buildings cannot be resolved within the project's standard workflow. Thus, special follow-up visits occur. One solution being immediately implemented is reducing each team's field days from four days to three each week, giving the project team more time to research the site and coordinate the daily agenda of work. AECOM is currently working to implement a 5th field team in order to maintain the existing project pace. The fifth field team are expected to be on-line by the beginning of December.

Project Expectations for October 2015

During October, the expedient conclusion of ongoing assessments, follow-up visits, and pre-assessing the Fire Department's second tier of priority stations will be prioritized in the month of October. The result is a building portfolio averaging less than 10,000 square feet of new full assessments. Unlike recent months, no large County buildings are scheduled during October. Thus, the square footage of new sites will appear uncharacteristically low compared to previous months. October will be comprised of three work weeks of pre-surveys and two weeks of full surveys, totaling an estimated 220,000 square feet of full assessment.

Anticipated Schedule Adjustments for October 2015

No significant revisions to the current schedule are expected for October.

Anticipated Project Events during October 2015

10/01/2015 - Bi-weekly call

10/01/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

C: Survey BIS: 05954, Fire Saugus Forestry, Address: 28750 N BOUQUET CANYON RD, Saugus

C: Survey BIS: 06081, Fire Station 81, Address: 8710 SIERRA HWY, Agua Dulce

D: Special Follow-Up BIS: 01830, Fire Camp 13, Address: 1250 S ENCINAL CANYON RD, Malibu

10/05/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

D: Special Follow-Up BIS: , Camp 13, Address: 01830, Fire Camp 13, Address: 1250 S ENCINAL CANYON RD, Malibu

10/06/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

C: Survey BIS 06127, Fire Station 127, Address: 2049 E 223RD ST, Carson

C: Survey BIS 06036, Fire Station 36, Address: 127 W 223RD ST, Carson

D: Survey BIS: 06131, Fire Station 131, Address: 2629 E AVE S AT 27TH ST. EAST, Palmdale

D: Survey BIS: 06024, Fire Station 24, Address: 1050 W AVENUE P, Palmdale

D: Survey BIS: 06136, Fire Station 136, Address: 3650 BOLZ RANCH RD, Palmdale

10/07/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

B: Survey BIS: 05042, DHS-County Ambulance Dept HQ, Address: 5554 UNION PACIFIC AVE, Commerce

B: Survey BIS: 06422, Simms and Mann Health Center, Address: 2509 W PICO BLVD, Santa Monica

D: Survey BIS: 06114, Fire Station 114, Address: 39939 N 170TH ST E, Palmdale

D: Survey BIS: 06080, Fire Station 80, Address: 1533 W SIERRA HWY, Acton

10/08/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 06031, Fire Station 31, Address: 7521 E SOMERSET BLVD, Paramount

Anticipated Project Events during October 2015 (continued)

C: Pre-survey BIS: 06098, Fire Station 98, Address: 9814 MAPLEWOOD AVE, Bellflower

C: Pre-survey BIS: 06164, Fire Station 164, Address: 6301 S SANTA FE AVE, Huntington Park

D: Survey BIS: 06085, Fire Station 85, Address: 650 E GLADSTONE ST, Glendora

10/13/2015 - A: Survey BIS: 06517, Hollywood/ Wilshire PHC, Address: 5205 MELROSE AVE, Los Angeles

A: Survey BIS: 06503, North Hollywood PHC Pacoima PHC, Address: 5300 TUJUNGA AVE, North Hollywood

A: Survey BIS: 06504, Pacoima PHC, Address: 13300 VAN NUYS BLVD, Pacoima

B: Pre-survey BIS: 00054, Juvenile Justice Center, Address: 1601 EASTLAKE AVE, Los Angeles

C: Pre-survey BIS: 06068, Fire Station 68, Address: 24130 CALABASAS RD, Calabasas

C: Pre-survey BIS: 06125, Fire Station 125, Address: 5215 N LAS VIRGENES RD, Calabasas

C: Pre-survey BIS: 06144, Fire Station 144, Address: 31981 W FOXFIELD DR, Westlake Village

D: Survey BIS: 04750, Ford Amphitheatre, Address: 2580 E CAHUENGA BLVD, Hollywood

10/14/2015 - A: Survey BIS: 08210, George C Page Museum, Address: 5801 WILSHIRE BLVD, Los Angeles

C: Pre-survey BIS: 06011, Fire Station 11, Address: 2521 N MOLINO AVE, Altadena

C: Pre-survey BIS: 06019, Fire Station 19, Address: 1729 FOOTHILL BLVD, La Canada

C: Pre-survey BIS: 06082, Fire Station 82, Address: 352 FOOTHILL BLVD, La Canada

D: Survey BIS: 06062, Fire Station 62, Address: 3701 N MILLS AVE, Claremont

D: Survey BIS: 06101, Fire Station 101, Address: 606 W BONITA AVE, Claremont

D: Survey BIS: 06048, Fire Station 48, Address: 15546 E ARROW HWY, Irwindale

10/15/2015 - Bi-weekly call

10/15/2015 - A: Survey BIS: 03748, Curtis Tucker Health Center, Address: 123 W MANCHESTER BLVD, Inglewood

A: Survey BIS: 06495, Ruth Temple Health Center, Address: 3834 S WESTERN AVE, Los Angeles

C: Special Follow-Up BIS: 00480, Central Juv Hall & Court, Address: 1605 EASTLAKE AVE, Los Angeles

D: Survey BIS: 06117, Fire Station 117, Address: 44851 30TH ST E, Lancaster

D: Survey BIS: 06130, Fire Station 130, Address: 44558 N 40TH ST W, Lancaster

10/16/2015 - FAMIS demonstration with ISD

10/19/2015 - B: Pre-survey BIS: 05041, DHS-Ferguson Admin Services Center, (1 of 5), Address: 5555 FERGUSON DR, Commerce

C: Special Follow-Up BIS: 00480, Central Juv Hall & Court, Address: 1605 EASTLAKE AVE, Los Angeles

D: Pre-survey BIS: 06092, Fire Station 92, Address: 8905 E AVE U, Littlerock

D: Pre-survey BIS: 06140, Fire Station 140, Address: 8723 Elizabeth Lake Rd, Leona Valley, CA

D: Pre-survey BIS: 06157, Fire Station 157, Address: 15921 SPUNKY CANYON RD, Saugus

10/20/2015 - B: Pre-survey BIS: 05041, DHS-Ferguson Admin Services Center, (2 of 5), Address: 5555 FERGUSON DR, Commerce

C: Special Follow-Up BIS: 00480, Central Juv Hall & Court, Address: 1605 EASTLAKE AVE, Los Angeles

10/21/2015 - B: Pre-survey BIS: 05041, DHS-Ferguson Admin Services Center, (3 of 5), Address: 5555 FERGUSON DR, Commerce

C: Survey BIS: 06006, Fire Station 6, Address: 25517 NARBONNE AVE, Lomita

C: Survey BIS: 06106, Fire Station 106, Address: 27413 INDIAN PEAK RD, Rolling Hills Estates

D: Pre-survey BIS: 06026, Fire Station 26, Address: 15336 E ELLIOTT AVE, La Puente

D: Pre-survey BIS: 06091, Fire Station 91, Address: 2691 S TURNBULL CANYON RD, Hawaiian Gardens

D: Pre-survey BIS: 06120, Fire Station 120, Address: 1051 S GRAND AVE, Diamond Bar

10/22/2015 - A: Pre-survey BIS: 00101, Action Rehab, (1 of 5), Address: 30500 ARRASTRE CANYON RD, Acton

B: Pre-survey BIS: 05041, DHS-Ferguson Admin Services Center, (4 of 5), Address: 5555 FERGUSON DR, Commerce

C: Pre-survey BIS: 06320, Fire-Pacoima, (1 of 3), Address: 12605 OSBORNE ST, Pacoima

10/26/2015 - Project Builder approval workshop

Anticipated Project Events during October 2015 (continued)

10/26/2015 - A: Pre-survey BIS: 00101, Action Rehab, (2 of 5), Address: 30500 ARRASTRE CANYON RD, Acton

B: Pre-survey BIS: 05041, DHS-Ferguson Admin Services Center, (5 of 5), Address: 5555 FERGUSON DR, Commerce

C: Pre-survey BIS: 06320, Fire-Pacoima, (2 of 3), Address: 12605 OSBORNE ST, Pacoima

10/27/2015 - A: Pre-survey BIS: 00101, Action Rehab, (3 of 5), Address: 30500 ARRASTRE CANYON RD, Acton

C: Pre-survey BIS: 06320, Fire-Pacoima, (3 of 3), Address: 12605 OSBORNE ST, Pacoima

D: Pre-survey BIS: 06029, Fire Station 29, Address: 14334 E ANGELES ST, Baldwin Park

D: Pre-survey BIS: 06044, Fire Station 44, Address: 1105 S HIGHLAND AVE, Duarte

10/28/2015 - A: Pre-survey BIS: 00101, Action Rehab, (4 of 5), Address: 30500 ARRASTRE CANYON RD, Acton

C: Pre-survey BIS: 05191, 10299, Kenyon Justice Center Office, Address: 7672 S CENTRAL AVE, Los Angeles

D: Pre-survey BIS: 06097, Fire Station 97, Address: 18453 E SIERRA MADRE AVE, Azusa

D: Pre-survey BIS: 06151, Fire Station 151, Address: 231 W MOUNTAIN VIEW AVE, Glendora

10/29/2015 - Bi-weekly call

10/29/2015 - CAMPS and EM systems demonstration

10/29/2015 - A: Pre-survey BIS: 00101, Action Rehab, (5 of 5), Address: 30500 ARRASTRE CANYON RD, Acton

D: Pre-survey BIS: 06110, Fire Station 110, Address: 4433 ADMIRALTY WAY, Marina Del Ray

D: Pre-survey BIS: 06116, Fire Station 116, Address: 755 E VICTORIA ST, Carson

D: Pre-survey BIS: 06021, Fire Station 21, Address: 4312 W 147TH ST, Lawndale

